

# **Legislative Assembly Electronic Copy**

Documents for presentation to the Legislative Assembly under  
section 79 of the *Planning and Development Act 2007*

## **Variation to the Territory Plan 329**

Weston group centre and surrounding  
community and leisure & accommodation  
lands:

Zone changes and amendments to the  
Weston precinct map and code

August 2018



# Table of Contents

- Attachment A** Signed Approval Instrument with Final V329 approved by Minister for Planning
- Attachment B** DV329 Report on Consultation with Appendices 1-2
- Attachment C** Background Document – Weston Group Centre master plan

Australian Capital Territory

# Planning and Development (Plan Variation No 329) Approval 2018

Notifiable instrument NI2018- 428

made under the

Planning and Development Act 2007, s 76 (Minister's powers in relation to draft plan variations)

---

## 1 Name of instrument

This instrument is the *Planning and Development (Plan Variation No 329) Approval 2018*.

## 2 Approval of draft plan variation

(1) I approve under section 76 (2) (a) of the *Planning and Development Act 2007* the draft plan variation No 329 to the Territory Plan.

(2) In this section:

***Draft plan variation No 329 to the Territory Plan*** means the draft plan variation in the schedule.



Mick Gentleman MLA  
Minister for Planning and Land Management

6/8/ 2018

*This page is intentionally blank.*

## Schedule

(See section 2(2))

---



**ACT**  
Government

Environment, Planning and  
Sustainable Development

*Planning and Development Act 2007*

# Variation to the Territory Plan No 329

Weston group centre and surrounding  
community and leisure & accommodation  
lands:

Zone changes and amendments to the  
Weston precinct map and code

**July 2018**

Final variation prepared under s76 of the  
*Planning and Development Act 2007*

*This page is intentionally blank.*

**Contents**

- 1. EXPLANATORY STATEMENT ..... 1**
  - 1.1 Background..... 1
  - 1.2 Summary of the Proposal ..... 1
  - 1.3 The National Capital Plan ..... 1
  - 1.4 Site Description.....2
  - 1.5 Current Territory Plan Provisions ..... 3
  - 1.6 Changes to the Territory Plan ..... 5
  - 1.7 Consultation on the Draft Variation ..... 5
  - 1.8 Revisions to the Draft Variation Recommended to the Minister ..... 6
  
- 2. VARIATION..... 7**
  - 2.1 Variation to the Territory Plan map ..... 7
  - 2.2 Variation to the Territory Plan written document..... 8

*This page is intentionally blank.*

# **1. EXPLANATORY STATEMENT**

## **1.1 Background**

The ACT Government has prepared a series of master plans for selected group centres to define the existing character of each centre, describe the opportunities and constraints within the centre, and to provide a number of recommendations to assist the government in preparing future infrastructure works and new planning policies to guide development in each centre into the future.

The Weston Group Centre master plan, covering the group centre as well as surrounding community facility land and public open space, was developed with input from the local community during 2012 to 2014 and approved by the ACT Government. The approved master plan formed the basis for the preparation of V329, as one of the actions to implement the master plan recommendations.

## **1.2 Summary of the Proposal**

The variation incorporates the recommendations of the Weston Group Centre master plan into the Territory Plan and provides direction on future development opportunities for the centre, manage the built form and ensure that the existing desirable character traits are retained as the centre develops over time.

## **1.3 The National Capital Plan**

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the NCP and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

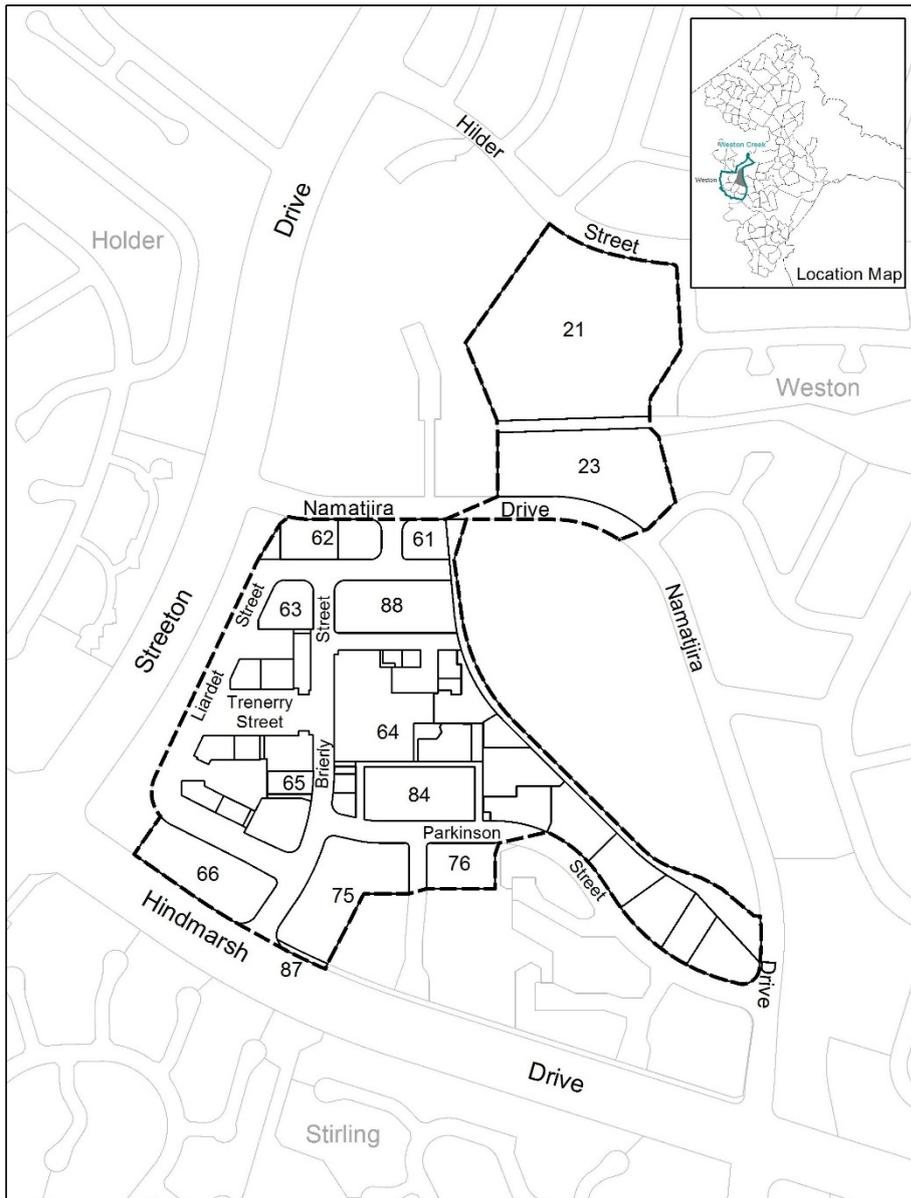
It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

## **1.4 Site Description**

The subject area is located 3km west of Woden Town Centre and 10km from the city centre. The site is generally bounded by Hindmarsh Drive to the south, Streeton Drive to the west, Namatjira Drive to the north, and public open space to the east, except for a portion of community facility land located between Namatjira Drive and Hilder Street to the north.

The commercial group centre is predominately two storey commercial development with a small portion of two storey residential development in the north western corner facing Namatjira Drive. The surrounding community facility land and entertainment, accommodation and leisure land also covered by this proposal is predominately single storey development.

Weston Group Centre services the Weston Creek catchment area, and will serve as the centre for the new suburbs in Molonglo until the Molonglo Commercial Centre is developed.

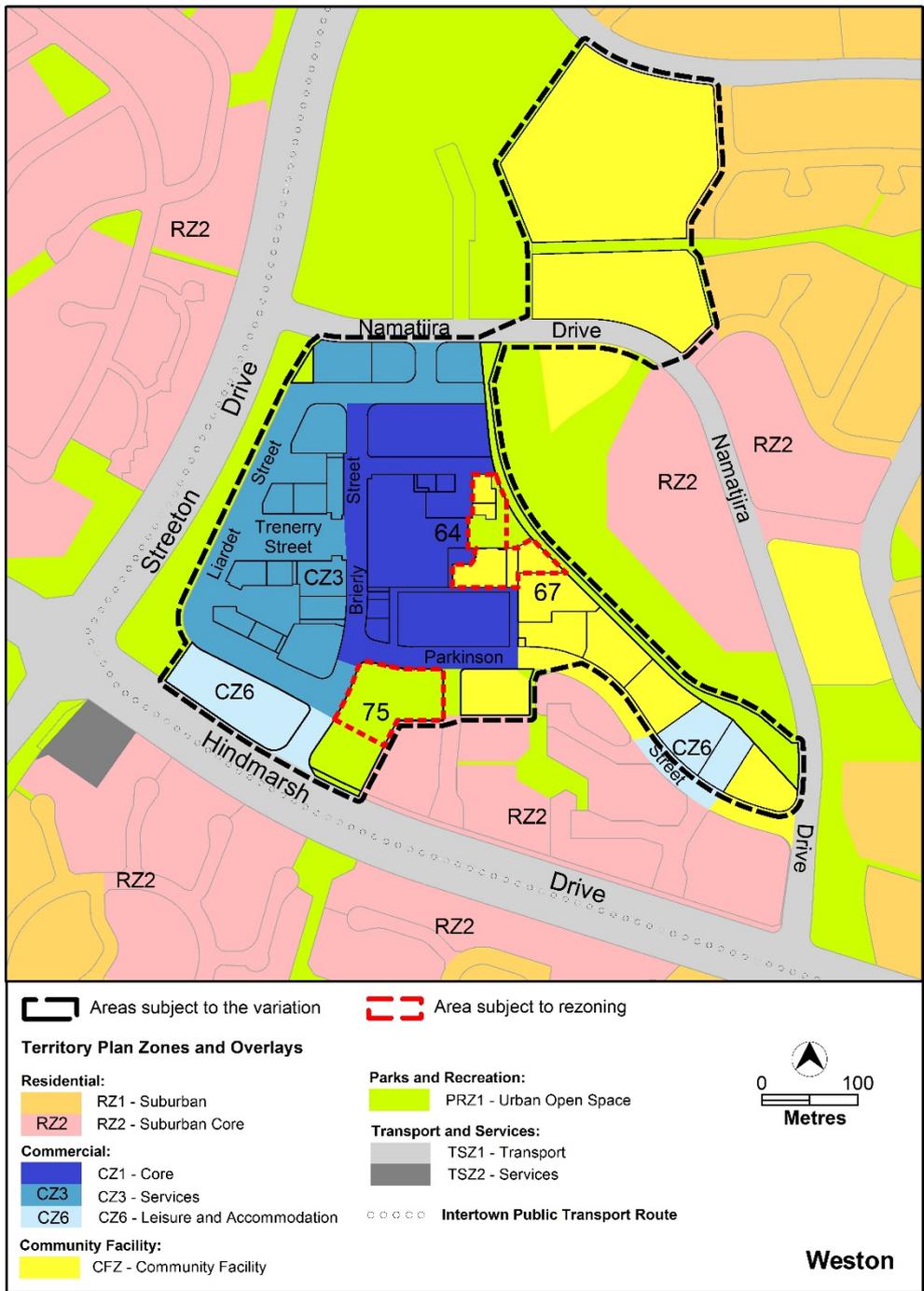


**Figure 1 Location Plan**

### **1.5 Current Territory Plan Provisions**

The Territory Plan map for the area subject to this variation is shown in Figure 2. The group centre is divided by Brierly Street, with the CZ3 service trades area to the west of Brierly Street and the CZ1 commercial core located to the east. South of the group centre is an area of PRZ1 open space, adjoining RZ1 suburban residential, while to the east is CFZ community facilities along Parkinson Street, with PRZ1 open space behind.

The relevant codes applying to the area are the Weston precinct map and code, the Commercial Zones development code for development in commercial zones, the Community Facility Zone development code for development in the community facility zone, and the Parks and Recreation Zone development code for development in the PRZ1 urban open space zone. The general codes may also apply.



**Figure 2 Territory Plan Zones Map**

## 1.6 Changes to the Territory Plan

Detailed changes to the Territory Plan are noted in section 2 of this document.

## 1.7 Consultation on the Draft Variation

Draft Variation No 329 (DV329) was released for public comment between 30 January 2015 and 16 March 2015. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 30 January 2015 and in *The Canberra Times* on 31 January 2015.

A total of nine written submissions were received, which included four submissions from local residents as well as submissions from:

- Weston Creek Community Association
- Woden Westfield centre
- Weston Creek Community Council
- lessee of the Cooleman Court centre, and
- Canberra Irish Club.

Main issues raised by submitters included:

- concerns around rezoning and potential development on the open space area located at the corner of Brierly Street and Parkinson Street (block 2 section 75) and resulting impacts on surrounding neighbours through overshadowing, noise, safety and traffic generation, as well as loss of open space
- the location of a future community hall
- potential impact on the hierarchy of centres through increasing retail use in Weston potentially affecting the viability of Woden town centre
- increase in building heights within the centre
- potential for additional rezonings within the centre

The above issues were considered and are detailed in a report on consultation, which was made publicly available on 28 August 2017. Changes were informed by the issues raised. The outcomes of consultation were considered by the Minister responsible for planning prior to approval of this variation.

## 1.8 Revisions to the Draft Variation Recommended to the Minister

The following changes were made as a result of public consultation:

- in response to concerns regarding the potential impact of development on section 75 through over shadowing and overlooking, the height of development on the site has been reduced to a maximum of two storeys.

In addition, the following changes were made in further review of the draft variation:

- The Community Services Directorate (CSD) identified that the blanket prohibition of *community activity centre* on the rezoned portion of block 2 section 75 would inadvertently prohibit a number of low impact community uses, which was not the intention of the provision. In response, *community activity centre* limited to *public health, welfare or information services* has been included as a permitted use on the site. Environment Protection Authority (EPA), who initially requested the prohibition on *community activity centre*, has endorsed the proposed change as it will not detrimentally impact on the amenity of surrounding area. The uses with the potential to impact on the surrounding area such as *community hall* remain prohibited.
- This change is considered to be appropriate to include at this stage as it enables a low impact use that would provide extensive benefit to the community as a whole and is similar to other permitted community uses such as health facility while retaining the prohibition on potentially disruptive uses.
- the prohibition on utility infrastructure such as water boosters for firefighting needs and electricity substations which may require quick and easy access in times of emergency being located along primary active frontages has been replaced with a requirement that where they are required to be located along a primary frontage they be minimised or screened from public view
- there have also been a number of minor amendments to improve clarity or to correct errors found in the draft variation, which have no material effect on the intent of the variation

## 2. VARIATION

### 2.1 Variation to the Territory Plan map

The Territory Plan map is varied as indicated in figure 3

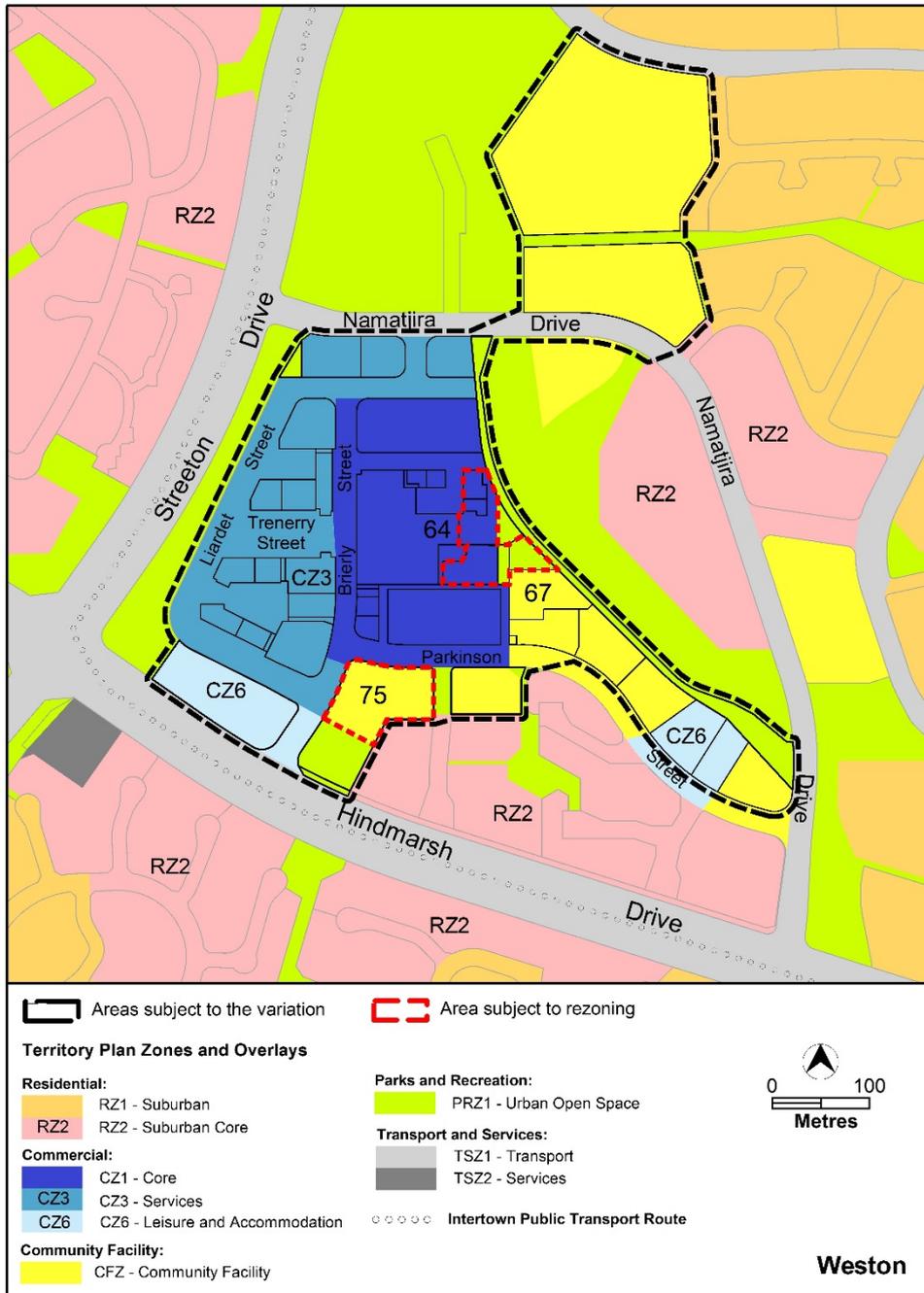


Figure 3: Territory Plan provisions for the Weston Group Centre

## 2.2 Variation to the Territory Plan written document

The Territory Plan written document is varied as follows:

### Variation to the Weston precinct code

<b>1. Precinct maps and codes, Weston precinct map and code</b>
---

*Substitute all of the following with the nominated attachment*

Weston precinct map – Attachment A

Weston precinct code, RC1 – Weston Group Centre – Attachment B

*Insert*

Weston precinct code, RC2 – Community and Leisure and Accommodation  
Facilities – Attachment C

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

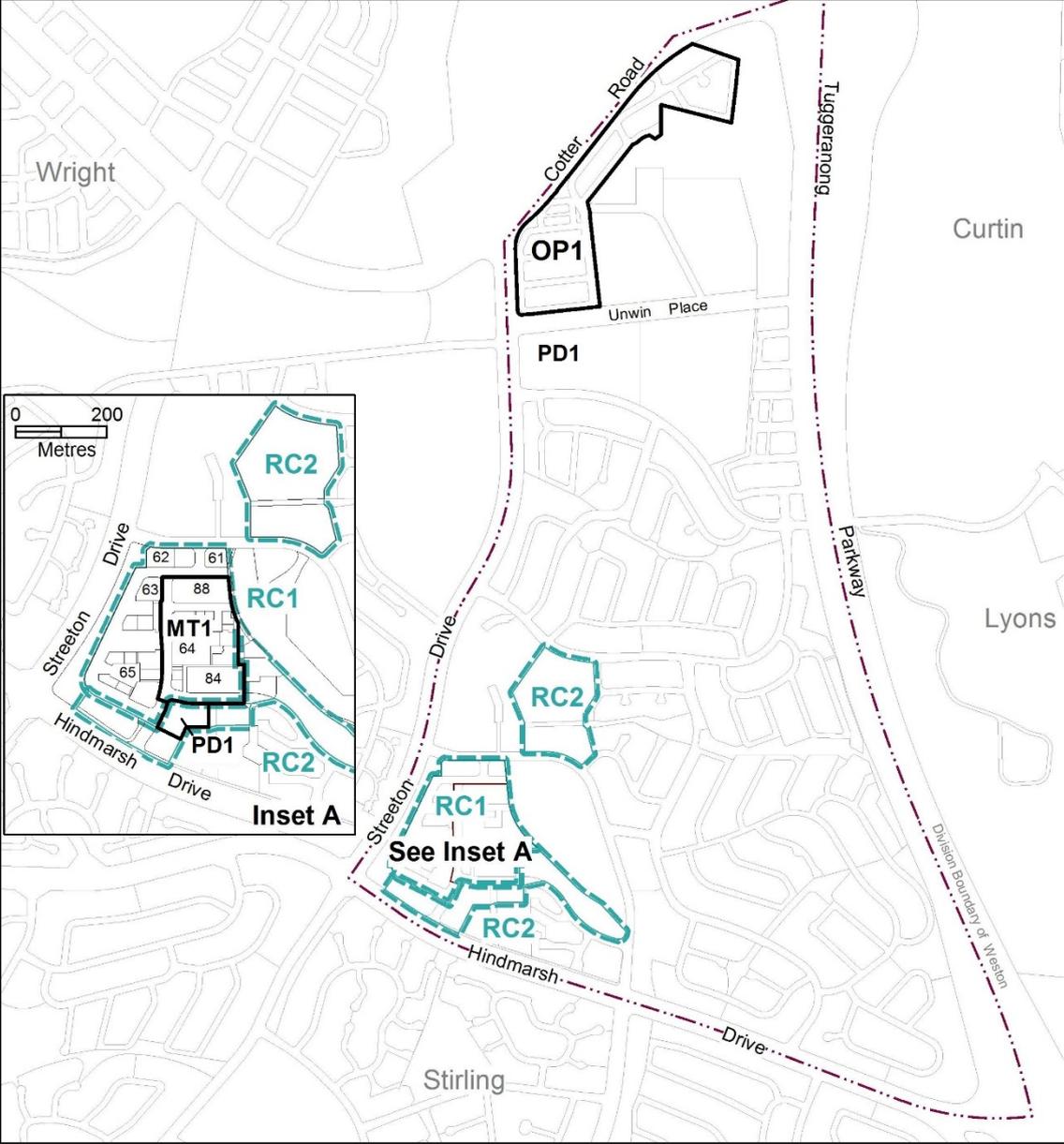
### TRANSLATING AND INTERPRETING SERVICE

**131 450**

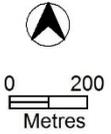
Canberra and District - 24 hours a day, seven days a week

*This page is intentionally blank.*

# Weston Precinct Map



- OPn** Ongoing provisions apply see Weston Precinct Code
- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Weston Precinct Code



# Assessment Tracks

The following tables identify the prohibited development and additional merit track development for blocks and parcels shown in the Weston Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

**Table 1 – Additional prohibited development**

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>community theatre indoor recreation facility</i>

**Table 2 – Additional merit track development**

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ1	<i>industrial trades municipal depot store</i>

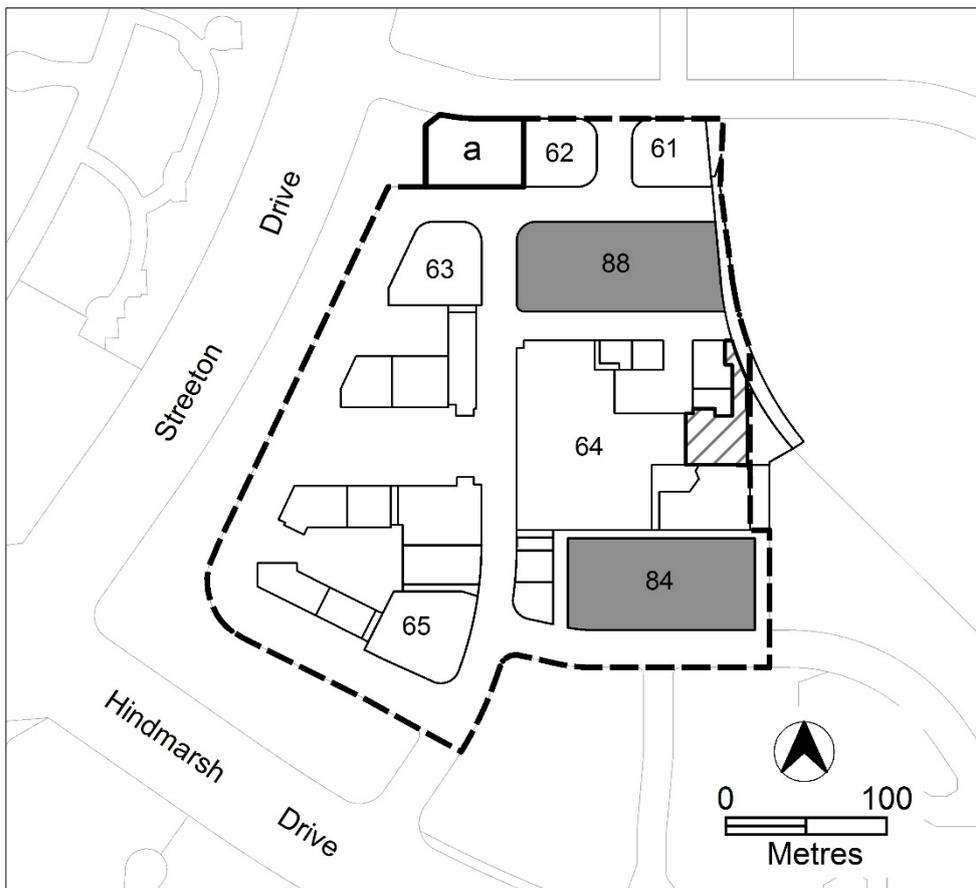
## RC1 – Weston Group Centre

This part applies to blocks and parcels identified in area RC1 shown on the Weston Precinct Map. RC1 includes the Weston Group Centre.

### Element 1: Use

Rules	Criteria
<b>1.1 Ground floor uses</b>	
<p>R1</p> <p>This rule applies to sites in CZ1 with boundaries to primary active frontages shown in figure 3.</p> <p>Only the following uses are permitted along the primary active frontage at the ground floor level:</p> <ul style="list-style-type: none"> <li>a) <i>business agency</i></li> <li>b) <i>club</i></li> <li>c) <i>community activity centre</i></li> <li>d) <i>drink establishment</i></li> <li>e) <i>financial establishment</i></li> <li>f) <i>hotel</i></li> <li>g) <i>indoor entertainment facility</i></li> <li>h) <i>indoor recreation facility</i></li> <li>i) <i>public agency</i></li> <li>j) <i>restaurant</i></li> <li>k) <i>SHOP</i></li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites in CZ3 with boundaries to primary active frontages shown in figure 3.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
<b>1.2 Industrial trades, Municipal depot, Store</b>	
<p>R3</p> <p>This rule applies to the areas shaded grey shown in figure 1.</p> <p>Development involving one or more of the following uses is only permitted in association with a structured <i>car park</i>:</p> <ul style="list-style-type: none"> <li>a) <i>industrial trades</i></li> <li>b) <i>municipal depot</i></li> <li>c) <i>store</i></li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>1.3 Development on nominated car parking areas</b>	
<p>R4</p> <p>This rule applies to the areas shaded grey shown in figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</li> <li>b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i>, in addition to the spaces required by item a)</li> </ul>	<p>C4</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</li> <li>b) makes a substantial contribution to the long term publicly accessible parking supply at the group centre</li> </ul>
<b>1.4 Residential use</b>	
<p>R5</p> <p>This rule applies to CZ3.</p> <p><i>Dwellings</i> are not permitted on the ground floor, except in area 'a' shown in figure 1.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



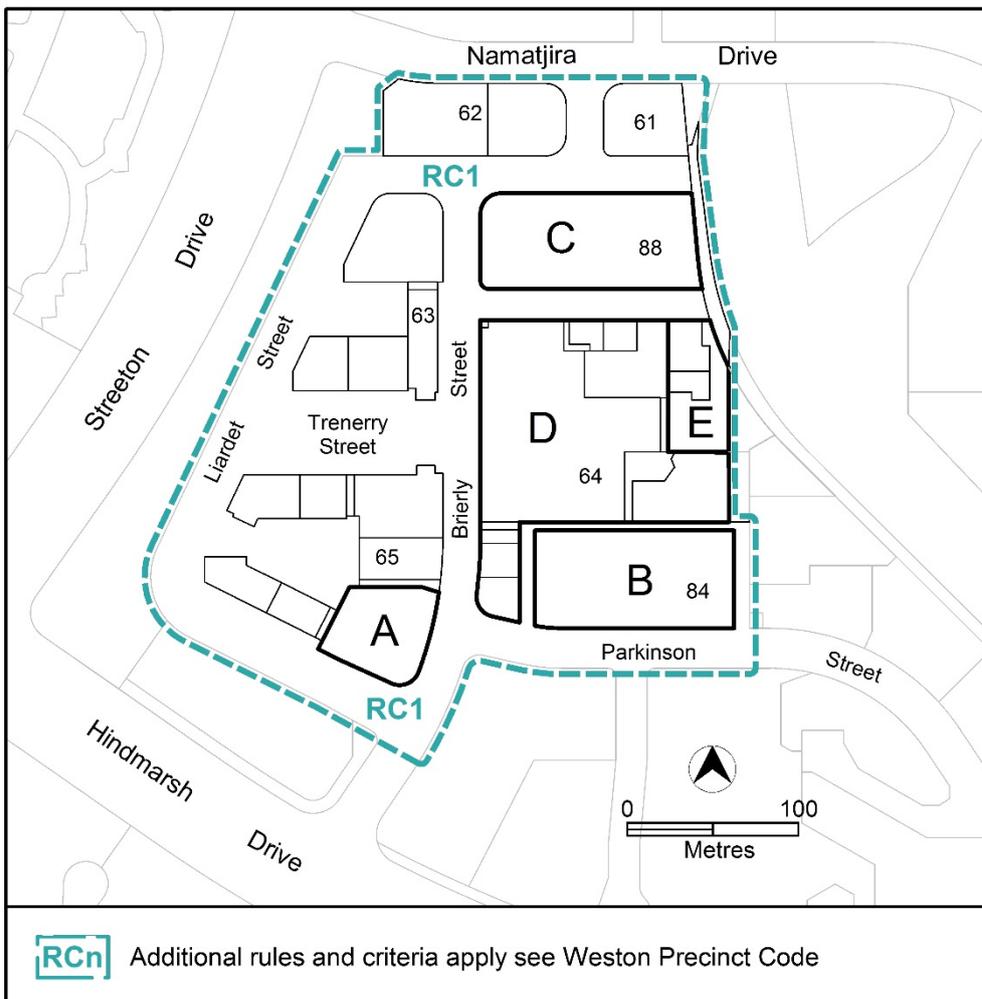
**Figure 1** Parking areas, ground floor residential use and unexpected finds area

Rules	Criteria
<b>1.5 Potential contamination</b>	
<p>R6</p> <p>This rule applies to the hatched area in figure 1. Applications for development of the site are accompanied by a site specific unexpected finds protocol (UFP) prepared by a suitably qualified environmental consultant.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

## Element 2: Buildings

Rules	Criteria
<b>2.1 Building heights</b>	
<p>R7</p> <p>The maximum <i>height of building</i> is the lesser of 12m and 3 storeys, except for the following areas described in figure 2:</p> <ul style="list-style-type: none"> <li>a) area A: the lesser of 15m and 4 <i>storeys</i></li> <li>b) area B: the lesser of 19m and 5 <i>storeys</i></li> <li>c) area C: the lesser of 22m and 6 <i>storeys</i></li> <li>d) area D: the lesser of RL588 and four <i>storeys</i></li> <li>e) area E: the lesser of RL594 and six <i>storeys</i>.</li> </ul> <p>Building height excludes all of the following:</p> <ul style="list-style-type: none"> <li>i) roof top plant</li> <li>ii) lift overruns</li> <li>iii) antennas</li> <li>iv) photovoltaic panels</li> <li>v) air conditioning units</li> <li>vi) chimneys, flues and vents</li> </ul> <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p> <p>Note: Setbacks apply to higher building elements</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>2.2 Building design</b>	
<p>R8</p> <p>This rule applies to development addressing Brierly Street.</p> <p>The minimum building front setbacks are:</p> <ul style="list-style-type: none"> <li>a) 0m for the portion of development up to four storeys</li> <li>b) 4m for the portion of development above four storeys</li> </ul>	<p>C8</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> <li>a) are permitted at the ground floor level to accommodate active uses, building entrances and landscaped areas</li> <li>b) contribute to the pedestrian orientated environment</li> <li>c) do not prejudice the future development of adjoining sites</li> <li>d) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings</li> <li>e) provide reasonable solar access to pedestrian areas and public spaces</li> <li>f) transition to lower scale areas</li> </ul>



**Figure 2 building heights – RC1**

Rules	Criteria
<p>R9</p> <p>The minimum building front setback of development in section 84 to:</p> <p>a) Parkinson Street is:</p> <ul style="list-style-type: none"> <li>i) 4m for the portion of development up to four <i>storeys</i></li> <li>ii) 8m for the portion of development above four <i>storeys</i></li> </ul> <p>b) Whitney Place is:</p> <ul style="list-style-type: none"> <li>i) 0m for the portion of development up to four <i>storeys</i></li> <li>ii) 4m for development above four <i>storeys</i></li> </ul>	<p>C9</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> <li>a) provide reasonable solar access to pedestrian areas and public spaces</li> <li>b) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings</li> </ul>
<p>R10</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C10</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p>
<p>There is no applicable rule.</p>	<p>C11</p> <p>Building design achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) corner buildings at the intersection of two roads provide architectural interest and variety to the building design</li> <li>b) entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance</li> <li>c) driveways and pedestrian entrances to the site are visible from the block boundary</li> <li>d) west-facing facades incorporate sun shading into building designs.</li> </ul>

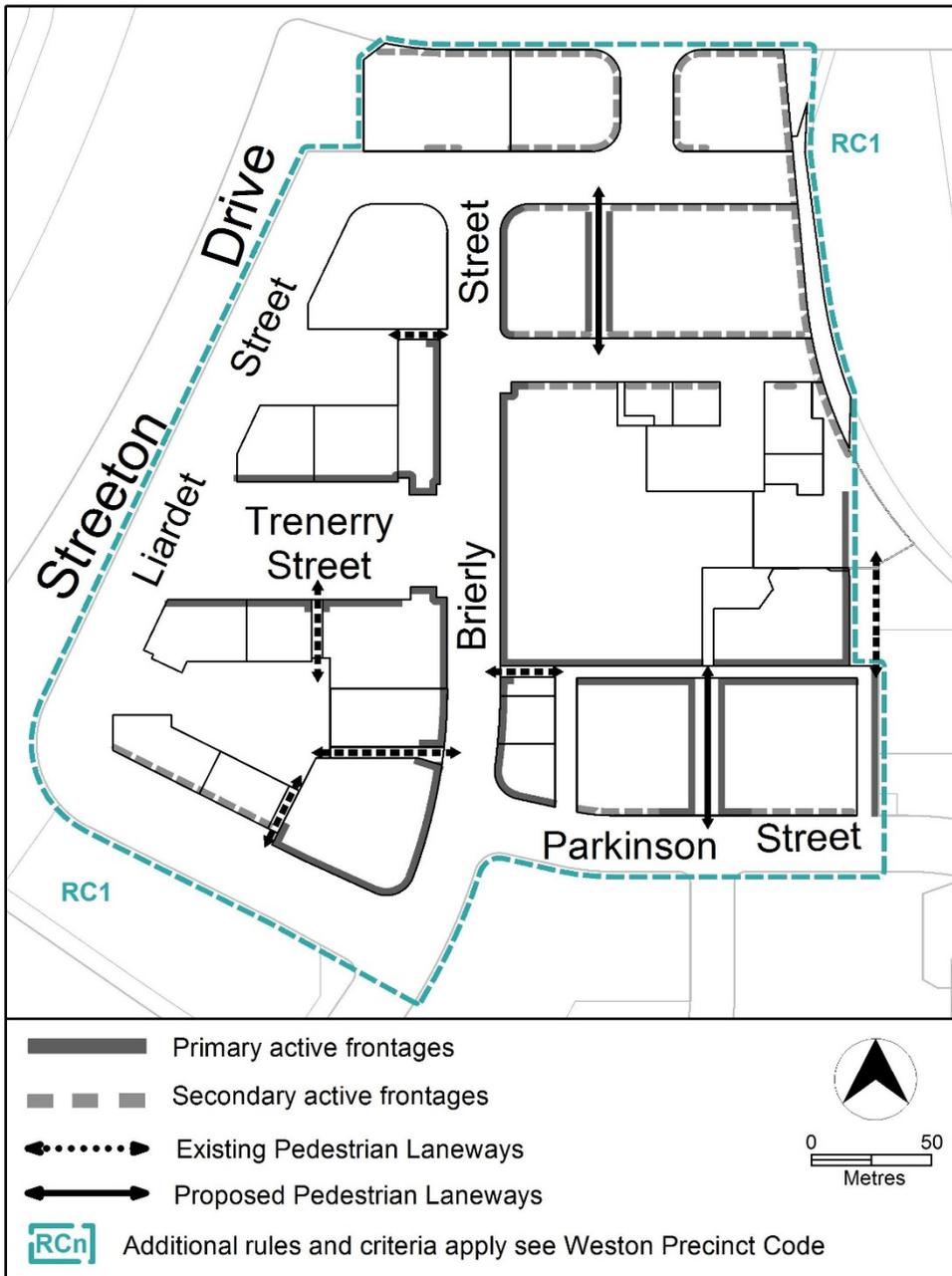
Rules	Criteria
<b>2.3 Active frontages</b>	
<p>R12</p> <p>For buildings located along primary active frontage areas identified in figure 3, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear display windows and/or shop fronts at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R13</p> <p>Where primary active frontages are located adjacent to pedestrian laneways (existing or proposed) shown in figure 3, the active frontage continues into the laneway for a minimum distance of 3m.</p>	<p>C13</p> <p>Development provides opportunities for activity and passive surveillance into pedestrian laneways.</p>
<p>R14</p> <p>For buildings located along secondary active frontage areas identified in figure 3 adjoining public roads, the design of building frontages complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear display windows and shop fronts at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities.</li> </ul>	<p>C14</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) is adaptable for shops</li> <li>b) where building access is provided, direct pedestrian access at street level</li> <li>c) provide opportunities for views into and out of the building.</li> </ul>

Rules	Criteria
<p>R15</p> <p>For buildings located along secondary active frontage areas identified in figure 3 adjoining public open space, the design of building frontages complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear display windows at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) buildings provide windows and/or balconies above the ground floor level facing onto the public space</li> <li>d) fencing is restricted to transparent mesh or pool type fencing.</li> </ul>	<p>C15</p> <p>Development provides opportunities for:</p> <ul style="list-style-type: none"> <li>a) passive surveillance of the public open space area from the building or open space area, and</li> <li>b) access to and/or from the public open space.</li> </ul>
<p>R16</p> <p>This rule applies to residential development adjoining primary active frontages identified in figure 3.</p> <p>Development includes balconies and/or windows to main living areas addressing the street.</p>	<p>C16</p> <p>Residential development provides opportunities for passive surveillance of public spaces.</p>
<p>There is no applicable rule.</p>	<p>C17</p> <p>Extensive lengths of blank facades, open structured car parks and loading docks are not located along primary active frontage areas, and do not dominate secondary active frontage areas shown in figure 3.</p>
<p>There is no applicable rule.</p>	<p>C18</p> <p>Utility infrastructure, such as electricity substations and water boosters required to be located along primary active frontages are minimised and/or screened from public view where possible.</p>

Rules	Criteria
<b>2.4 Awnings</b>	
<p>R19</p> <p>This rule applies to buildings fronting primary active frontage areas on Brierly Street and Trenerry Square shown in figure 3.</p> <p>Buildings incorporate cantilevered awnings for the full extent of the building frontage that comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) provide a minimum height clearance of 3m</li> <li>b) are integrated into the building design at the first floor level</li> <li>c) are a minimum of 3m in cantilever depth, except <ul style="list-style-type: none"> <li>i) where opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by 0.5m</li> <li>ii) where a reduction in awning depth is required to avoid impacting on existing infrastructure and/or street trees.</li> </ul> </li> </ul>	<p>C19</p> <p>Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.</p>
<b>2.5 Pedestrian connections</b>	
<p>There is no applicable rule.</p>	<p>C20</p> <p>The pedestrian laneways shown in figure 3 are retained for public use and are permanently open.</p>
<p>R21</p> <p>This rule applies to section 64.</p> <p>Publicly accessible pedestrian links connecting Whitney Place to Mahony Court and connecting Brierly Street to the area of open space to the east are to be retained as part of any redevelopment.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R22</p> <p>This rule applies to areas shown in figure 3 where proposed pedestrian laneways are required.</p> <p>Redevelopment of the existing car park includes a publicly accessible laneway or internal arcade connecting the northern and southern boundaries as shown in figure 3.</p>	<p>C22</p> <p>Redevelopment provides publicly accessible pedestrian laneways generally in accordance with the proposed pedestrian laneways shown in figure 3.</p>

Rules	Criteria
<p>R23</p> <p>This rule applies to areas shown in figure 3 where proposed pedestrian laneways are required.</p> <p>Proposed pedestrian laneways are provided that comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) minimum unobstructed internal width is: <ul style="list-style-type: none"> <li>i) for internal arcades- 3m</li> <li>ii) for uncovered open laneways- 6m</li> </ul> </li> <li>b) a minimum extent of 50% glazing at the ground floor measured along the length of the pedestrian laneway</li> <li>c) access to ground floor commercial tenancies adjoining the pedestrian laneway.</li> </ul>	<p>C23</p> <p>Pedestrian connections achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) reasonable public access</li> <li>b) views into and out of adjoining commercial premises</li> <li>c) clearly identifiable entrances.</li> </ul>
<p>There is no applicable rule.</p>	<p>C24</p> <p>Development on section 88 retains pedestrian access along the northern side of Mahony Court (adjacent to section 88) with a minimum width of 5m.</p>
<p><b>2.6 Vehicle access</b></p>	
<p>R25</p> <p>This rule applies to section 84.</p> <p>Redevelopment of the site includes a road reserve for Whitney Place along the northern length of the site with a minimum width of 24m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C26</p> <p>Access is retained to Whitney Place for:</p> <ul style="list-style-type: none"> <li>a) on street parking</li> <li>b) access to basement parking</li> <li>c) service and delivery vehicles.</li> </ul>
<p>There is no applicable rule.</p>	<p>C27</p> <p>Access is retained to Mahoney Court for service and delivery vehicles.</p>
<p>There is no applicable rule.</p>	<p>C28</p> <p>This rule applies to the development of section 88. Public vehicle access along the eastern side of the section connecting Liardet Street and Mahony Court is established and maintained.</p>

Rules	Criteria
<b>2.7 Plot ratio</b>	
There is no applicable rule.	C29 <i>Plot ratio</i> rule in the commercial zones development code does not apply.
<b>2.8 Solar access</b>	
R30 Development retains a minimum 3 hours solar access to the main daytime living areas and <i>private open space</i> of <i>dwellings</i> on adjoining blocks during 21 June (winter solstice).	C30 Development retains reasonable solar access to <i>dwellings</i> on adjoining <i>blocks</i> and their associated <i>private open space</i> .
There is no applicable rule.	C31 Development on section 64 ensures the retention of a reasonable level of solar access to development on the southern side of Whitney Place.
There is no applicable rule.	C32 Development on section 88 ensures the retention of a reasonable level of solar access to development on the southern side of Mahony Court.



**Figure 3 Active frontages and pedestrian laneways – RC1**

## RC2 – Weston Community Facility and Leisure and Accommodation areas

This part applies to blocks and parcels identified in area RC2 shown on the Weston Precinct Map. RC2 includes areas zoned CFZ and CZ6.

### Element 3: Uses

Rules	Criteria
<b>3.1 Community activity centre</b>	
R33 This rule applies to section 75. <i>Community activity centre</i> is limited to <i>public health, welfare or information services</i> .	This is a mandatory requirement. There is no applicable criterion.
<b>3.2 Potential contamination</b>	
R34 This rule applies to area D in figure 4. Applications for development of the site are accompanied by a site specific unexpected finds protocol (UFP) prepared by a suitably qualified environmental consultant.	This is a mandatory requirement. There is no applicable criterion.

### Element 4: Buildings

Rules	Criteria
<b>4.1 Building heights</b>	
R35 This rule applies to area A, area B, area C and area D shown in figure 4. The maximum <i>height of building</i> is the lesser of two <i>storeys</i> and 9 metres. Building height excludes all of the following: <ul style="list-style-type: none"> <li>i) roof top plant</li> <li>ii) lift overruns</li> <li>iii) antennas</li> <li>iv) photovoltaic panels</li> <li>v) air conditioning units</li> <li>vi) chimneys, flues and vents</li> </ul> Excluded items are setback a minimum of 3m from the building facade of the floor immediately below.	C35 Building heights may be increased to: <ul style="list-style-type: none"> <li>a) in area A: the lesser of four <i>storeys</i> and 15m</li> <li>b) in area B: the lesser of five <i>storeys</i> and 19m</li> <li>c) in area C: the lesser of six <i>storeys</i> and 22m</li> </ul> provided the development does not restrict reasonable solar access to the main daytime living area and/or associated area of <i>principal private open space</i> of dwellings on surrounding blocks.

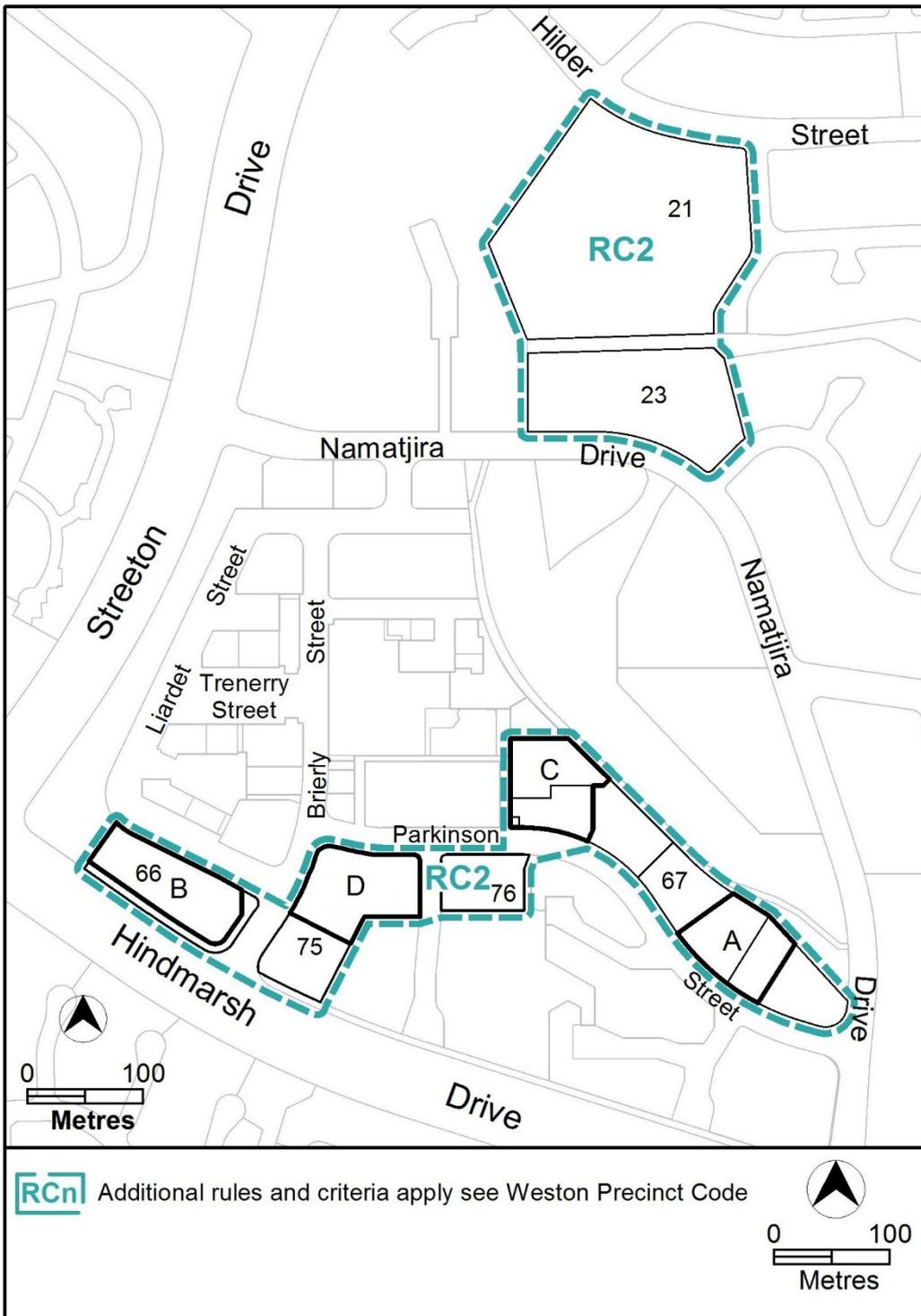
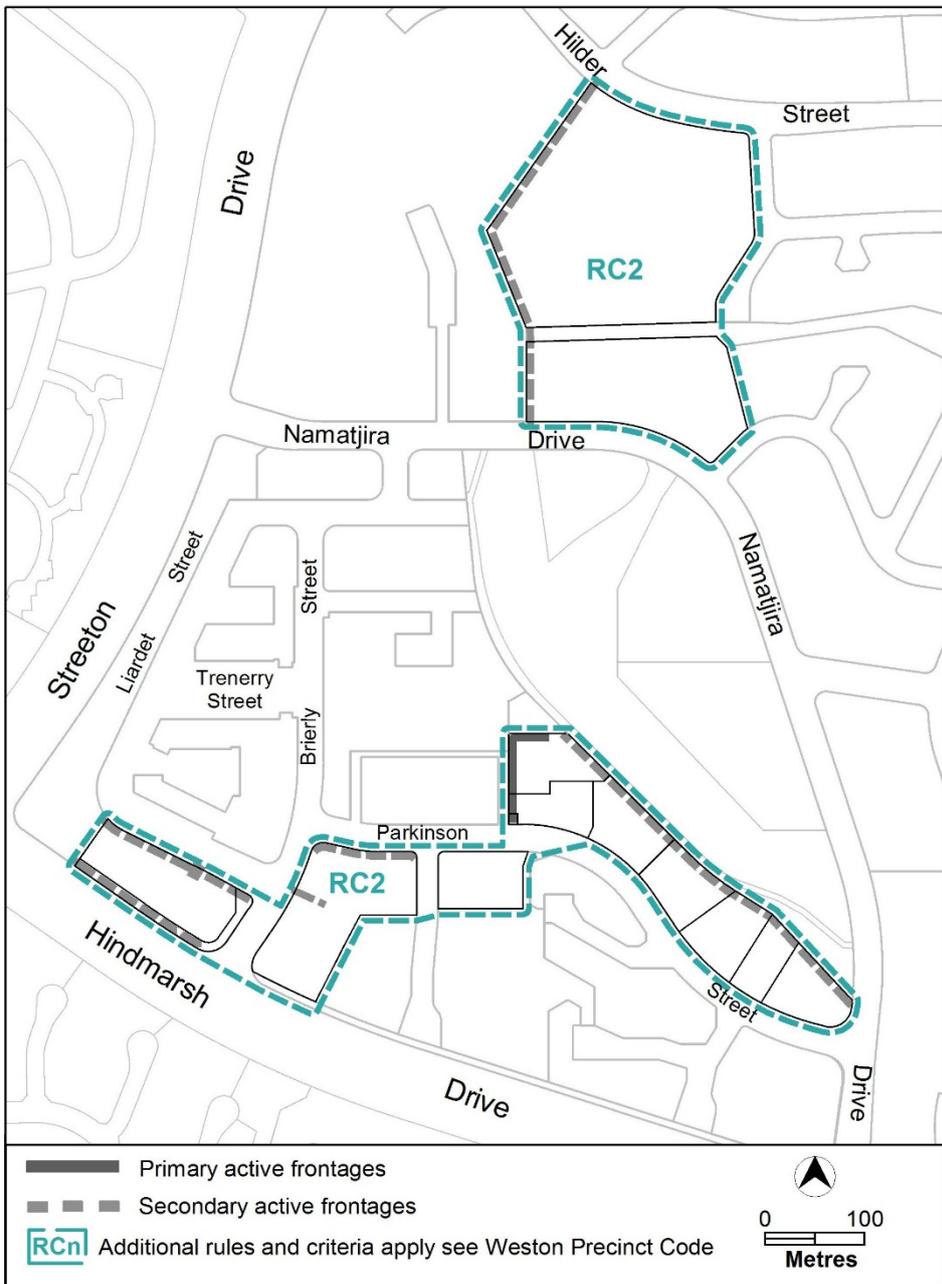


Figure 4 building heights – RC2

Rules	Criteria
<b>4.2 Setbacks</b>	
<p>R36</p> <p>This rule applies to area 'D' in section 75 shown in figure 4.</p> <p>Development complies with each of the following:</p> <ul style="list-style-type: none"> <li>a) Buildings are setback a minimum of 10m from each side and rear boundary adjoining residential blocks</li> <li>b) development includes a minimum 3m wide landscaped area along the full length of each side and rear boundary adjoining residential blocks</li> <li>c) development retains a permanently open publicly accessible pedestrian link connecting the existing pedestrian link from Hindmarsh Drive underpass to Parkinson Street.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R37</p> <p>The minimum building front setback to Parkinson Street is:</p> <ul style="list-style-type: none"> <li>a) 4m for the portion of development up to four <i>storeys</i></li> <li>b) 8m for the portion of development above four <i>storeys</i>.</li> </ul>	<p>C37</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> <li>a) provide reasonable solar access to pedestrian areas and public spaces</li> <li>b) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings.</li> </ul>
<b>4.3 Active frontages</b>	
<p>R38</p> <p>For buildings located along primary active frontage areas identified in figure 5, frontages and buildings design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear windows at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) building facades are not dominated by extensive lengths of blank facades, open structured carparks, loading docks, substations or other service infrastructure.</li> </ul>	<p>C38</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) direct pedestrian access from main pedestrian areas</li> <li>b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</li> </ul>

Rules	Criteria
<p>R39</p> <p>For buildings located along secondary active frontage areas identified in figure 5 adjoining public roads, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear windows and foyers at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) building facades are not dominated by extensive lengths of blank facades, open structured carparks, loading docks, substations or other service infrastructure</li> <li>d) buildings provide windows and/or balconies above the ground floor level facing onto the public space</li> <li>e) fencing is restricted to transparent mesh or pool type fencing</li> </ul>	<p>C39</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) where building access is provided, direct pedestrian access at street level</li> <li>b) provide opportunities for views into and out of the building</li> </ul>
<p>R40</p> <p>For buildings located along secondary active frontage areas identified in figure 5 adjoining public open space, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear windows at the ground floor level</li> <li>b) buildings provide windows and/or balconies above the ground level facing onto the public space</li> <li>c) building facades are not dominated by extensive lengths of blank walls, open structured carparks, loading docks, substations or other service infrastructure.</li> </ul>	<p>C40</p> <p>Development provides opportunities for passive surveillance of the public open space area.</p>
<p><b>4.4 Solar access</b></p>	
<p>R41</p> <p>Development retains a minimum 3 hours solar access to the main daytime living areas and <i>private open space</i> of <i>dwellings</i> on adjoining blocks between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C41</p> <p>Development retains reasonable solar access to dwellings on adjoining <i>blocks</i> and their associated <i>private open space</i>.</p>

Rules	Criteria
<b>4.5 Landscaping</b>	
There is no applicable rule.	<p>C42</p> <p>Development on section 75 provides for all of the following:</p> <ul style="list-style-type: none"> <li>a) opportunities for deep root planning</li> <li>b) replacement or retention of existing trees</li> <li>c) incorporates landscaping which achieves reasonable visual and physical separation from adjoining residential blocks</li> </ul>



**Figure 5 Active frontages – RC2**



**ACT**  
Government

Environment, Planning and  
Sustainable Development

ATTACHMENT A

*Planning and Development Act 2007*

# **REPORT ON CONSULTATION**

Draft Variation to the Territory Plan  
No. 329

Weston group centre

August 2017

*This page is intentionally blank.*

## Table of Contents

1.	INTRODUCTION	1
2.	COMMENTS FROM THE PUBLIC	1
2.1	Details	1
2.2	Issues and responses	1
3.	COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007	6
3.1	Release for Public Comment (section 63)	6
3.2	National Capital Authority (section 61 (b) (i))	6
3.3	Conservator of Flora and Fauna (section 61 (b) (ii))	6
3.4	Environment Protection Authority (section 61 (b) (iii))	7
3.5	ACT Heritage Council (section 61 (b) (iv))	8
3.6	Land Custodian (section 61 (b) (v) )	9
3.7	Land Custodian (section 61 (b) (v) )	9
3.8	Notice of Submission to the Minister (section 70)	10
4.	APPENDICES	11
	<i>Appendix 1</i>	Draft variation 329 public release version
	<i>Appendix 2</i>	Copies of public comments received on draft variation 329

*This page is intentionally blank.*

# 1. INTRODUCTION

This consultation report was prepared in accordance with s 69 of the *Planning and Development Act 2007* (the P&D Act).

The report describes the consultation undertaken on the draft variation with the public, the National Capital Authority (NCA), the Conservator of Flora and Fauna, the Environment Protection Authority (EPA), ACT Heritage Council and Land Custodian, and responds to the issues raised.

## 2. COMMENTS FROM THE PUBLIC

### 2.1 Details

Draft variation 329 (DV329) was released for public comment on 30 January 2015. The closing date for comments was 16 March 2015. The version of DV329 released for public comments is at **Appendix 1**.

A total of nine written submissions were received within the consultation period, including four submissions from local residents, two from local community organisations, one from the lessee of the Cooleman Court shopping centre, one submission from the Canberra Irish Club and one from a representative acting on behalf of the Woden Westfield Shopping centre owners.

The comments from the NCA are dealt with separately under section 3.2 of this report. Comments from the Conservator of Flora and Fauna, EPA, ACT Heritage Council and relevant land custodians being Territory and Municipal Services, and Community Services Directorate received and assessed prior to release of the DV329 are addressed in sections 3.3 - 3.7 respectively of this report.

Copies of submissions received from the public are provided at **Appendix 2**.

### 2.2 Issues and responses

The key issues raised are summarised below, and responses provided.

#### **Block 2 section 75 (open space area)**

2.2.1 *Five submissions (No. 2, 3, 4, 6 and 8) noted that development of the open space block will impact on the amenity of existing adjoining residents through overlooking, overshadowing, noise generation, security concerns and increased traffic generation.*

#### **Response**

In response to concerns raised, the draft variation has been amended to reduce the maximum building height over block 2 section 75 from four storeys to two storeys. The site will still be required to maintain a 10 metre setback to the boundary with adjoining blocks.

In addition, a new provision has been included to ensure solar access to adjoining residential blocks is retained. The matters of concern listed would need to be considered as part of any future development application to ensure development does not detrimentally impact on the amenity of existing residents. Two submitters noted concerns with locating the community hall on the site, though it is noted that community hall has been specifically excluded as a permissible use on the site.

## **Community Hall**

*2.2.2 Five submissions (No. 2, 3, 4, 6 and 9) were received regarding the potential location of a community hall, noting preferred locations for a new hall including near its existing location or along the green spine away from residential development.*

### **Response**

While the Weston master plan advocated relocating the community hall onto the rezoned urban open space block located at the corner of Brierly Street and Parkinson Street, The Environment Protection Authority (EPA) did not support this due to potential noise impacts to adjoining residents. As a result, community hall will be a prohibited use on the rezoned block along with indoor recreation facility and community theatre. It should be noted that the Territory Plan variation does not recommend or identify a location for a future community hall.

*2.2.3 Two submissions (No. 2 and 4) objected to the proposed rezoning of the open space at the corner of Brierly Street and Parkinson Street. The first submission objected due to the potential impact future development would have on adjoining existing dwellings, while the second submission objected due to the perception that using urban open space as a land bank would open other urban open space areas for rezoning.*

### **Response**

The potential impacts of future development have been noted previously. The decision to rezone the area of urban open space was considered carefully in the preparation of the master plan on which DV329 is based. The proposed rezoning retains a significant area of open space on the remaining block, and there are substantial areas of open space in the areas surrounding the group centre.

*2.2.4 Two submissions (submissions 2 and 3) noted preferable uses for the area of open space, including health facility, independent living centre or outdoor recreation area.*

### **Response**

The rezoned land will permit a range of community uses including health facility and other publicly beneficial activities, while still retaining a substantial area of open space.

2.2.5 *Two submissions (No. 6 and 8) requested reduced heights for development on b2 s75 to reduce the potential impacts to adjoining residents.*

Response

In reviewing the proposed heights on block 2 section 75, it was determined that while the physical separation and slope of land would assist in reducing potential impacts of development up to four storeys on to the surrounding residential blocks, reducing the maximum building height to two storeys would ensure that potential impacts from overshadowing and overlooking would be kept to a minimum. The proposed precinct code has been amended to limit development on the site to two storeys.

2.2.6 *One submission (No. 4) noted that there would be no need to rezone the open space land now that the community activity centre was prohibited from being located on the block, and that if the land is not rezoned community activity centre should be prohibited in response to EPA's concerns.*

Response

The rezoning of part block 2 section 75 to CFZ community facility zone has been a consideration since the preliminary master plan. The site is considered to be a key location for community uses due to its proximity to the commercial core area and easy access from surrounding streets and footpaths. While community activity centre use will be restricted to health, welfare and information services and indoor recreation facility and community theatre will be prohibited, there are a range of suitable uses that could be undertaken on the site, subject to a future development application process.

2.2.7 *One submission (No. 4) noted that the open space area provides existing benefits as the entrance feature for the centre, backdrop to the sculpture, and that there would be a need for the open space block to be retained to accommodate the needs of existing and future residents of the area, particularly since the master plan is encouraging new residential development in the centre.*

Response

The proposed rezoning retains approximately 3,600m<sup>2</sup> of open space, with at least 60 metre separation to the sculptures at the southern entrance to the centre. The remaining area of open space will retain easy pedestrian access from the surrounding area and have sufficient space to permit a range of uses.

## **Built form**

2.2.8 *One submission (No. 5) was concerned about the impact of the changes on the commercial centre hierarchy and competition with Woden while another submission (No. 8) queried why additional commercial floor area was being considered when existing facilities existed in Woden.*

### **Response**

The expansion of the Weston group centre is not inconsistent with the retail hierarchy, and is in line with the changes proposed for other group centres subject to the master planning process.

The intended primary retail function of town centres is to provide comparison goods shopping and personal services to their surrounding district populations. Consistent with this role, they are usually the location for department and discount department stores. Like the city centre, they benefit from the trade generated by the workforce at the centres. Over time the retail role of the town centres has expanded to incorporate several large supermarkets. The town centres are well served by public transport and consequently provide good access to goods and services to all sections of the community.

The primary function of group centres is to provide weekly grocery shopping opportunities and business and community services to the neighbourhood group of suburbs, a catchment of about 15,000–20,000 people. They were introduced in the early 1960s in response to the emergence of supermarket retailing.

The proposed expansion of the Weston Creek Group Centre is consistent with the intended primary function of group centres, that of providing weekly grocery shopping opportunities to the surrounding population. The additional supermarket floorspace will reduce the level of "escape" food spending by Weston Creek residents to other centres, including the Woden Town Centre, and will reduce the overall travel by Weston Creek residents.

The expansion of the Weston Creek group centre will not change Woden's role as the town centre for the Woden-Weston Creek area. Woden will continue as the focal point for higher order retail functions, commercial services, offices and community facilities.

2.2.9 *One submission (No. 6) was concerned about the proposed building heights across the centre, requesting that heights be reduced to two storeys over the southern carpark and for the block at the southern intersection of Brierly Street and Liardet Street, and four storeys elsewhere.*

### **Response**

The heights have been incorporated from the recommendations of the approved Weston group centre master plan and are intended to accommodate future development within the centre over the next 20 years. The setback requirements for higher development will reduce the apparent bulk and scale of future development and ensure reasonable solar access is retained to public spaces.

2.2.10 *One submission (No. 7) requested consideration for rezoning the Irish Club site from CZ6 to CZ5 to permit mixed use commercial and residential uses, and increase the maximum permitted building height to six storeys along the northern half of the site. These changes were requested to enable the club to explore options to remain commercially viable.*

Response

The changes requested are inconsistent with the recommendations of the master plan, and could not be considered as part of this variation. Any proposal to rezone the Irish Club site and/or increase the permitted building heights would need to be considered through a separate Territory Plan variation process.

2.2.11 *One submission (No. 9) requested that the CZ1 zoning be extended further east to facilitate an improved design outcome for the centre.*

Response

The locations to be rezoned have been taken from the approved Weston group centre master plan. The CZ1 extension has been limited to ensure sufficient area remains for a future playground area and pedestrian walkways.

**Documentation**

2.2.12 *One submission (No. 1) noted the DV documentation was difficult to read and seemed intended to minimise submissions from the general public.*

Response

The concern is noted. There was no intent to present the DV in a way that minimises responses. Consideration will be given to improving future communication material.

### **3. COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007**

#### **3.1 Release for Public Comment (section 63)**

DV329 was made available for public comment from 30 January 2015 to 16 March 2015 and a consultation notice under s 63 of the P&D Act was published in the ACT Legislation Register on 30 January 2015 and in the Canberra Times on 31 January 2015. The version of DV329 released for public comments is available at **Appendix 1**.

#### **3.2 National Capital Authority (section 61 (b) (i))**

The NCA provided the following comments on 9 October 2014:

*“The subject site of DV329 is located within an Urban Area as identified in the General Policy Plan (Metropolitan Canberra) of the Plan. The site is outside Designated Areas and is not subject to Special Requirements.*

*The draft variation is not inconsistent with the Plan.”*

#### Response

Noted.

#### **3.3 Conservator of Flora and Fauna (section 61 (b) (ii))**

The Conservator made the following comments on 15 October 2014:

*“This variation proposes to vary the land use of two areas of urban open space to other land uses and this will mean that the statutory Plan of Management (Woden and Weston Creek’s Urban Parks and Sportsgrounds) will be in conflict with the Territory Plan. However, it is also noted that the area of open space located to the east of Cooleman Court, which currently contains a playground, will be reconfigured and the playground relocated. As it is proposed that there will essentially be no net loss of urban open space in this location, this can be supported.*

*The other area of open space, located on Sec 75 to the south of the group centre, is to have approximately half of its area changed to community land use. The Master Plan for Weston Creek Group Centre provides for the remaining open space area to be enhanced and additional plantings used to screen the existing residential areas. There are some semi mature trees located on the proposed community facility site and the retention of/or replacement of these trees should be supported through the Territory Plan by requiring this site to have areas set aside for deep rooted planting that will allow for large canopy trees to be either retained or replaced.”*

## Response

Noted. It is understood by undertaking the variation that the Plans of Management will no longer be consistent with the Territory Plan and will need to be updated by the plan of management holder. This will be undertaken separately to the Territory Plan variation process.

A criterion has been included in the proposed precinct code requiring development of section 75 to retain or replace existing trees, provide opportunities for deep root planting and achieve visual and physical separation from residential development.

### **3.4 Environment Protection Authority (section 61 (b) (iii))**

The Environment Protection Authority made the following comments on 31 October 2014:

*“The proposed Territory Plan variation includes a proposal to vary the zoning of Block 2 Section 75 Weston from PRZ1 Urban open space to CFZ community facility. The Environment Protection Authority (EPA) supports the majority of the permitted land uses the new zoning will permit. However, the EPA have previously advised that there is a history of noise related complaints from the adjacent community facility affecting nearby residents and that it would not support the relocation of the community function centre to the proposed block. The EPA would however support the proposed variation to the Territory Plan for Block 2 Section 75 provided the uses of ‘community activity centre’, ‘community theatre’ and ‘indoor recreation facility’ are prohibited. The siting of community function centres near residential areas is not generally supported due to the incompatibility of the uses.*

*From a contamination perspective, given the unknown history and unknown activities undertaken on the blocks, the variation would be supported provided appropriate environmental assessment in accordance with the ACT Government’s Strategic Plan Contaminated Sites Management, 1995 and EPA endorsed guidelines be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the permitted uses. The assessment report must be reviewed and endorsed by the EPA prior to the Territory Plan being varied.”*

In response to a Community Services Directorate request to include community activity centre limited to public health, welfare or information centre to permit a family health centre on the site, EPA provided additional comments on 3 November 2015:

*“A request has been received through the Territory Plan Variation Unit to reconsider advice provided in response to DV329.*

*The request is to permit 'Community Activity Centre' limited to 'public health, welfare or information services' to progress the development of a 'Child and Family Centre', described as a centre to provide 'counselling, therapy, maternity (outreach ante-natal), maternal and child health nursing services, playgroups; and migrant and refugee settlement (outreach) services'.*

*The Environment Protection Authority previously submitted advice that 'Community Activity Centre' should be specifically excluded from the permissible uses on Block2 Section 75 Weston. The exclusion recognised the proximity of the site to existing residential tenancies and was designed to prevent the site being used for private celebrations involving amplified music such as wedding receptions and other party's.*

*The Authority has considered the proposal and supports the re-defined variation noting the uses of concern will not be permitted on the block."*

### Response

Noted. The Environment, Planning and Sustainable Development Directorate has amended the draft variation to permit *community activity centre limited to health, welfare or information services*, while still prohibiting other community activity centre uses as well as *community theatre* and *indoor recreation centre* from the intended CFZ Community Facility land use policy area.

It is noted that a contamination assessment will be required to be prepared prior to the draft variation being finalised.

### **3.5 ACT Heritage Council (section 61 (b) (iv))**

The ACT Heritage Council made the following comments on 10 October 2015:

*"There are no nominated or registered heritage places in the area affected by DV329. Consequently, ACT Heritage has no objection to the proposed DV329."*

### Response

Noted.

### **3.6 Land Custodian (section 61 (b) (v) )**

The Land Custodian (Transport Canberra and City Services) provided the following comments on 13 October 2014:

- *“Community facility is being proposed at the corner of Brierly Street and Parkinson Street. The traffic impacts, access, and parking facilities are required in detail as the development approvals are progressed.*
- *Commercial core zone is being expanded and so adequate parking facilities should be provided*
- *Brierly Street and Mahony Street being high pedestrian activities. A minimum clear width of 3.0 m community path or hard stand for pedestrian access should be provided.”*

#### Response

Noted. Issues such as traffic impacts, access arrangements and parking facilities will be assessed at the detailed design phase or as part of the assessment of future development applications.

### **3.7 Land Custodian (section 61 (b) (v) )**

The Land Custodian (Community Services Directorate) provided the following comments on 31 October 2014:

*“Housing and Community Services provided advice to the Environment and Planning Directorate in the development of the Weston Group Centre Master Plan. The responsibility for managing the Weston Creek Community Centre and the Weston Community Hub has been transferred to ACT Property Group.*

*The following comments are provided:*

- *The change of zoning from Community Facility to Commercial to facilitate the expansion of the existing retail facility is noted. This is predicated on the relocation of the Weston Community Centre which requires funding.*
- *The variation of part Section 75 from Urban Open Space to Community Facility provides an alternative site for the Weston Community Centre. However, the co-location of the Community Centre and Health Centre is a possibility.*

*Both of these outcomes are consistent with discussions that were held with the Environment and Planning Directorate.*

- *Pg 32 Under Community uses in the 2<sup>nd</sup> para should the words ‘to community facilities’ be added after ‘close proximity’.*

- *Pgs 46 and 47 Under Community precincts reference is made to planning policies which are designed to achieve specific outcomes, such as solar access. It would be useful to consider imposing an outcome which places the noise generating functions of the community facilities away from adjoining residential areas, such as Section 75, or ensuring that appropriate noise attenuating measures are put in place.*
- *The use of part of the Community Hub site for supportive housing is supported. This provides an opportunity to develop housing for public housing tenants that are older or have a disability.*
- *In Rule 28 should 'figure 5' be 'figure 4'.*
- *In Rule 30 it refers to buildings over 4 storeys. It is assumed that this part of the rule only applies for buildings in Area C. It would be useful if this was made clear to avoid any confusion that a building above 4 storeys was possible in the remaining area along Parkinson Street.*
- *In Rule 31 should 'figure 6' be 'figure 5' and should the reference to 'secondary active frontage areas' be to 'primary active frontages'."*

### Response

Noted. The initial comments relate to the master planning process which has concluded and cannot be amended as part of this process.

In relation to R28 and R31 showing the wrong figure numbers, these have been corrected.

In relation to R30 it has been amended to clarify that an 8m setback for the portion of development above four storeys only applies to areas A, B and C in figure 4.

### **3.8 Notice of Submission to the Minister (section 70)**

In accordance with s 70 of the P&D Act, a public availability notice will be placed in the ACT Legislation Register stating that DV329 has been submitted to the Minister and that the documents are available for public inspection.

## 4. APPENDICES

*This page is intentionally blank.*

**APPENDIX 1**  
**Draft variation 329 public consultation version**

*This page is intentionally blank.*



**ACT**  
Government

Environment and Planning

*Planning and Development Act 2007*

**Draft  
Variation to the  
Territory Plan  
No 329**

Weston group centre and surrounding  
community and leisure & accommodation  
lands:

Zone changes and amendments to the  
Weston precinct map and code

January 2015

Draft variation for public consultation prepared  
under s60 of the *Planning and Development Act 2007*

*This page is intentionally blank.*

## Contents

<b>1.</b>	<b>INTRODUCTION</b> .....	<b>1</b>
1.1	Summary of the Proposal.....	1
1.2	Outline of the process .....	1
1.3	This document.....	2
1.4	Public Consultation.....	3
<b>2.</b>	<b>EXPLANATORY STATEMENT</b> .....	<b>4</b>
2.1	Background .....	4
2.2	Site Description .....	4
2.3	Current Territory Plan Provisions .....	6
2.4	Proposed Changes.....	7
2.4.1	Proposed Changes to the Territory Plan Map.....	7
2.4.2	Proposed Changes to Territory Plan written document .....	7
2.5	Reasons for the Proposed Draft Variation.....	8
2.6	Planning Context.....	8
2.6.1	National Capital Plan .....	8
2.6.2	Territory Plan .....	9
2.7	Interim Effect .....	9
2.8	Consultation with Government Agencies.....	10
<b>3.</b>	<b>DRAFT VARIATION</b> .....	<b>15</b>
3.1	Variation to the Territory Plan Map.....	15
3.2	Variation to the Territory Plan written document .....	16

*This page is intentionally blank.*

# 1. INTRODUCTION

## 1.1 Summary of the Proposal

The draft variation incorporates the recommendations of the recently endorsed Weston group centre master plan. DV329 describes how the approved Weston master plan would be incorporated into the Territory Plan to provide direction on future development opportunities for the centre, manage the built form and ensure that the existing desirable character traits are retained as the centre develops over time.

## 1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment and Planning Directorate (EPD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPD submits a report on consultation and a recommended final variation to the Minister responsible for planning for approval. The Minister has the discretion to determine if referral to the Legislative Assembly standing committee responsible for planning is warranted prior to approval, depending on the nature and significance of the proposal. If the draft variation is referred to the committee by the Minister or otherwise, the Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

### **1.3 This document**

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

## 1.4 Public Consultation

Written comments about the draft variation are invited from the public by **COB 16 March 2015**.

Comments should include reference to the draft variation, your name and contact details, and be addressed to the Territory Plan Unit.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- mailed to Territory Plan Comments, GPO Box 158, Canberra, ACT 2601
- delivered to EPD's Customer Service Centre at 16 Challis Street, Dickson

Copies of written comments will be made available (unless excluded) for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at EPD's customer service centre in Dickson and may be published on EPD's website.

Comments made available will include personal contact details unless excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what you are seeking to exclude and how the request satisfies the exclusion criteria.

### *Further Information*

The draft variation and background documents are available online at **[www.act.gov.au/draftvariations](http://www.act.gov.au/draftvariations)** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Environment and Planning Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

## **2. EXPLANATORY STATEMENT**

### **2.1 Background**

The ACT Government has been preparing a series of master plans for selected group centres to define the existing character of each centre, describe the opportunities and constraints within the centre, and to provide a number of recommendations to assist the government in preparing future infrastructure works and new planning policies to guide development in each centre into the future.

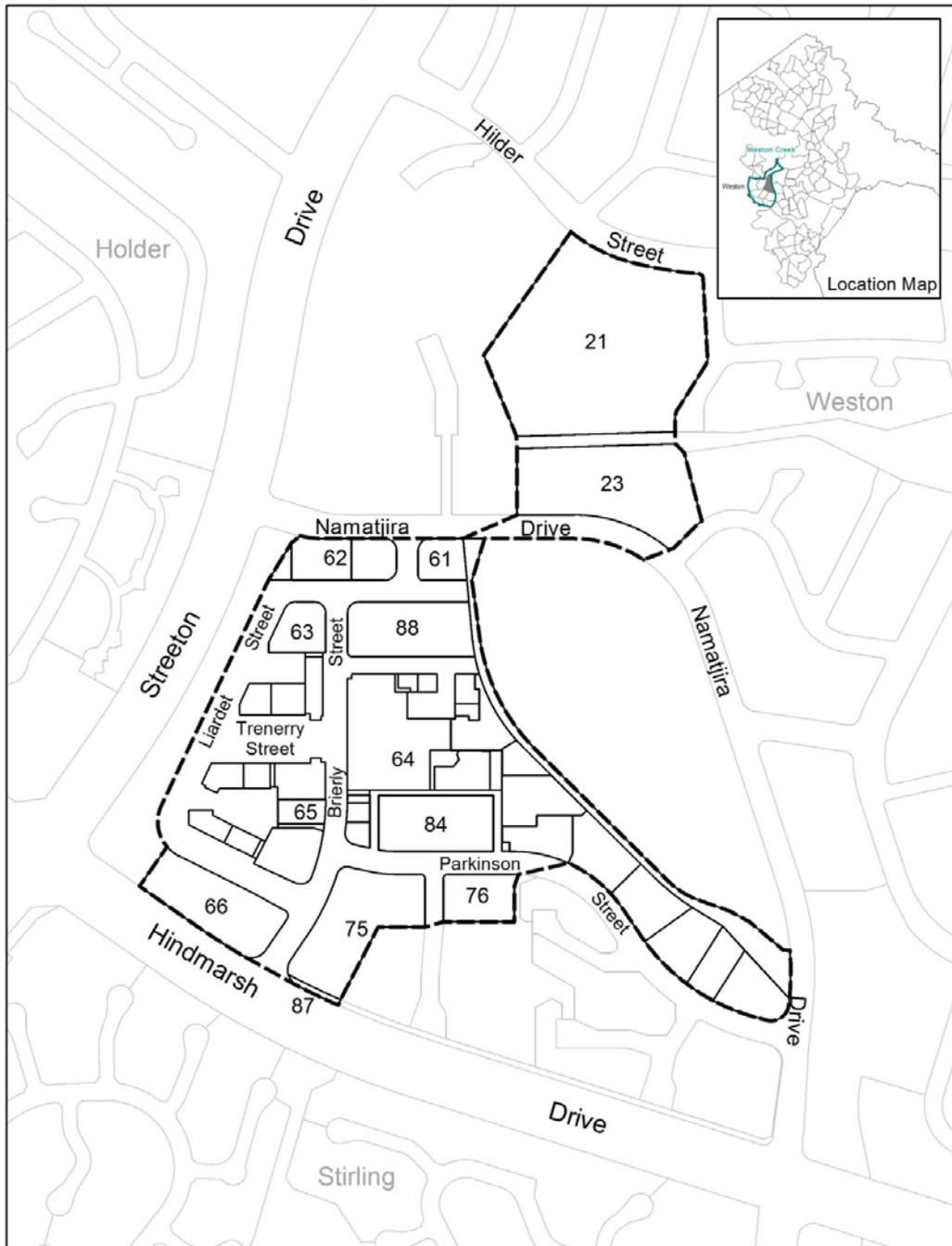
The Weston master plan, covering the group centre as well as surrounding community facility land and public open space, was developed with input from the local community during 2012 to 2014 and recently approved by the ACT Government. The approved master plan forms the basis for the preparation of DV329, as one of the actions to implement the master plan recommendations.

### **2.2 Site Description**

The subject area is located 3km west of Woden Town Centre and 10km from the city centre. The site is generally bounded by Hindmarsh Drive to the south, Streeton Drive to the west, Namatjira Drive to the north, and public open space to the east, except for a portion of community facility land located between Namatjira Drive and Hilder Street to the north.

The commercial group centre is predominately two storey commercial development with a small portion of two storey residential development in the north western corner facing Namatjira Drive. The surrounding community facility land and entertainment, accommodation and leisure land also covered by this proposal is predominately single storey development.

Weston Group Centre services the Weston Creek catchment area, and will serve as the centre for the new suburbs in Molonglo until the Molonglo Commercial Centre is developed.

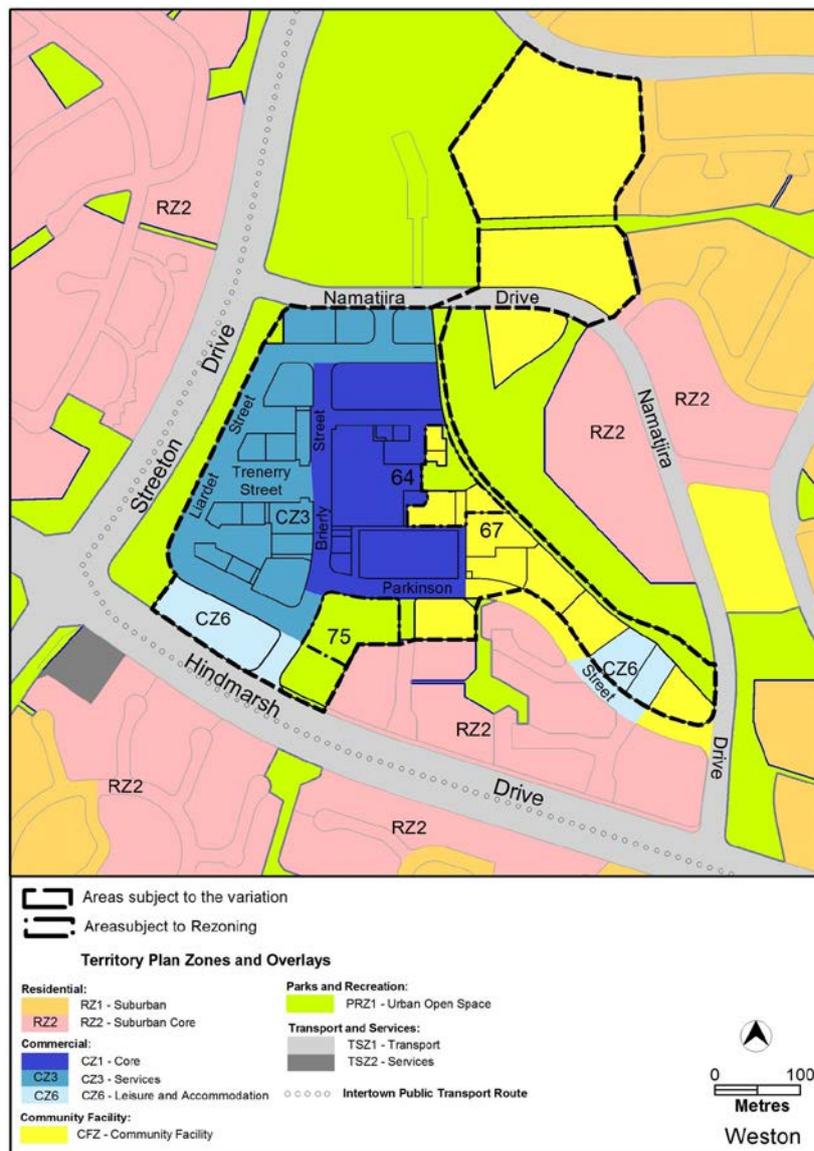


**Figure 1 Location Plan**

## 2.3 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**. The group centre is divided by Brierly Street, with the CZ3 service trades area to the west of Brierly Street and the CZ1 commercial core located to the east. South of the group centre is an area of PRZ1 open space, adjoining RZ1 suburban residential, while to the east is CFZ community facilities along Parkinson Street, with PRZ1 open space behind.

The relevant codes applying to the area are the Weston precinct map and code, the Commercial Zones development code for development in commercial zones, the Community Facility Zone development code for development in the community facility zone, and the Parks and Recreation Zone development code for development in the PRZ1 urban open space zone. The general codes may also apply.



**Figure 2 Territory Plan Zones Map**

## 2.4 Proposed Changes

### 2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in Figure 3 at Part 3 of this document and are detailed as follows:

- An area of PRZ1 open space and CFZ community facility zone between the existing CZ1 commercial core zone and the stormwater channel to the east will be rezoned to CZ1
- An area of PRZ1 open space at the corner of Brierly Street and Parkinson Street will be rezoned to CFZ community facility zone
- a portion of CFZ community facility zone between the existing CFZ community zone, the existing CZ1 commercial core and the stormwater channel will be rezoned PRZ1 open space

The draft variation map indicates the proposed zone boundaries as accurately as possible but may be subject to adjustments following detailed surveys.

### 2.4.2 Proposed Changes to Territory Plan written document

It is proposed to amend the precinct map to:

- extend the MT1 area to the east to incorporate new CZ1 areas
- add the RC2 area to control development on community facility and leisure and accommodation sites
- add a prohibited development area PD1 over block 2 section 75 located at the corner of Brierly Street and Parkinson Street, to prohibit *community activity centre, community theatre and indoor recreation facility* on this site in accordance with Environment Protection Authority requirements

It is proposed to amend the precinct code to:

- identify maximum building heights, setbacks and active frontages on selected sites within the group centre, on the CZ6 zoned land, and on selected CFZ community facility zoned sites
- provide pedestrian access and awning provisions in selected areas
- ensure reasonable solar access to dwellings and public spaces is retained
- introduce new provisions covering development of the existing car parks north and south of the centre

## **2.5 Reasons for the Proposed Draft Variation**

The reason for the draft variation is to implement the recommendations of the Weston master plan to:

- permit the development of identified areas to improve development potential and diversity of development within the centre
- encourage the redevelopment of selected existing areas through moderate increases in building heights
- define the desired future built form for the centre
- nominate active frontages and pedestrian routes to improve pedestrian activity, amenity and safety in the public spaces
- restrict the uses on the proposed community facility zoned land to protect the amenity of neighbouring residents in accordance with the Environment Protection Authority recommendations.

## **2.6 Planning Context**

### **2.6.1 National Capital Plan**

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

## 2.6.2 Territory Plan

### Statement of Strategic Directions

The proposal is consistent with the Territory Plan's statement of strategic directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles. The proposal supports the following key principles in the strategic directions:

*1.10 Integrated land use and transport planning will seek to maximise accessibility and transport efficiency, reduce energy consumption, support the preferred pattern of development, promote safety, safeguard environmental quality, and minimise greenhouse gas emissions.*

The draft variation is consistent with this principle through encouraging moderate increases in development in established areas, and amending the Territory Plan to reflect the preferred development pattern described in the Weston master plan.

*1.12 Planning policies will facilitate the widest possible range of commercial, retail, industrial, rural, tourism, and other forms of economic activity in order to promote new investment and a more diversified economy, to underpin employment growth, and to respond to changing economic opportunities.*

This principle is supported through the changes in zoning and moderate increases in building height introduced in DV329, which will provide opportunities for new development and redevelopment of existing building stock, leading to new employment opportunities and responding to changing commercial needs.

*2.3 Commercial and retail activity will be concentrated in centres and other planned nodes of intensive activity that are well served by public transport to ensure an efficient pattern of development. Primary emphasis will be placed on strengthening and enhancing existing and new centres and nodes, including improved urban design and encouragement of more mixed-use development.*

The draft variation meets this principle through encouraging development in a commercial group centre, increasing the development potential within Weston group centre and level of mixed use development.

## 2.7 Interim Effect

Section 65 of the Planning and Development Act 2007 applies to the draft variation. This means that, in addition to the Territory Plan, the provisions of Draft Variation No 329 apply to development applications lodged on or after **30 January 2015**.

The effect of section 65 during the defined period means that the ACT Government must not do or approve anything that would be inconsistent with the Territory Plan. Put simply, the provisions of the draft variation are part of the Territory Plan for a period of up to one year from the date of this notice, unless the draft variation commences, is withdrawn or rejected by the ACT Legislative Assembly.

## **2.8 Consultation with Government Agencies**

The EPD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- National Capital Authority
- Conservator of Flora and Fauna
- Environment Protection Authority
- Heritage Council
- Territory and Municipal Services - Land Custodian
- Community Services Directorate – Land Custodian
- Education and Training Directorate – Land Custodian

### **National Capital Authority**

The National Capital Authority provided the following comments on 9 October 2014.

*“The subject site of DV329 is located within an Urban Area as identified in the General Policy Plan (Metropolitan Canberra) of the Plan. The site is outside Designated Areas and is not subject to Special Requirements.*

*The draft variation is not inconsistent with the Plan.”*

Response

Noted.

## **Conservator of Flora and Fauna**

The Conservator of Flora and Fauna made the following comments on 15 October 2014.

*“This variation proposes to vary the land use of two areas of urban open space to other land uses and this will mean that the statutory Plan of Management (Woden and Weston Creek’s Urban Parks and Sportsgrounds) will be in conflict with the Territory Plan. However, it is also noted that the area of open space located to the east of Coleman Court, which currently contains a playground, will be reconfigured and the playground relocated. As it is proposed that there will essentially be no net loss of urban open space in this location, this can be supported.*

*The other area of open space, located on Sec 75 to the south of the group centre, is to have approximately half of its area changed to community land use. The Master Plan for Weston Creek Group Centre provides for the remaining open space area to be enhanced and additional plantings used to screen the existing residential areas. There are some semi mature trees located on the proposed community facility site and the retention of/or replacement of these trees should be supported through the Territory Plan by requiring this site to have areas set aside for deep rooted planting that will allow for large canopy trees to be either retained or replaced.”*

### **Response**

Noted. It is understood by undertaking the variation that the Plans of Management will no longer be consistent with the Territory Plan and will need to be updated by the plan of management holder. This will be undertaken separate to the Territory Plan variation process.

A criterion has been included in the proposed precinct code requiring development of section 75 to retain or replace existing trees, provide opportunities for deep root planting and achieve visual and physical separation from residential development.

## **Environment Protection Authority**

The Environment Protection Authority provided the following comments on 31 October 2014.

*“The proposed Territory Plan variation includes a proposal to vary the zoning of Block 2 Section 75 Weston from PRZ1 Urban open space to CFZ community facility. The Environment Protection Authority (EPA) supports the majority of the permitted land uses the new zoning will pert. However, the EPA have previously advised that there is a history of noise related complaints from the adjacent community facility affecting nearby residents and that it would not support the relocation of the community function centre to the proposed block. The EPA would however support the proposed variation to the Territory Plan for Block 2 Section 75 provided the uses of ‘community activity centre’, ‘community theatre’ and ‘indoor recreation facility’ are prohibited. The siting of community function centres near residential areas is not generally supported due to the incompatibility of the uses.*

*From a contamination perspective, given the unknown history and unknown activities undertaken on the blocks, the variation would be supported provided appropriate environmental assessment in accordance with the ACT Government’s Strategic Plan Contaminated Sites Management, 1995 and EPA endorsed guidelines be undertaken by a suitably qualified environmental consultant to determine whether past activities have impacted the site from a contamination perspective and to determine whether the site is suitable for the permitted uses. The assessment report must be reviewed and endorsed by the EPA prior to the Territory Plan being varied.”*

## **Response**

Noted. The Environment and Planning Directorate has amended the proposed precinct map to prohibit *community activity centre*, *community theatre* and *indoor recreation centre* from the intended CFZ Community Facility land use policy area. It is noted that a contamination assessment will be required to be prepared prior to the draft variation being finalised.

## **Heritage Council**

The Heritage Council provided the following comments on 10 October 2014

*“There are no nominated or registered heritage places in the area affected by DV329. Consequently, ACT Heritage has no objection to the proposed DV329.”*

Response

Noted.

## **Land Custodian Territory and Municipal Services**

The land custodian provided the following comments on 13 October 2014.

- *“Community facility is being proposed at the corner of Brierly Street and Parkinson Street. The traffic impacts, access, and parking facilities are required in detail as the development approvals are progressed.*
- *Commercial core zone is being expanded and so adequate parking facilities should be provided*
- *Brierly Street and Mahony Street being high pedestrian activities. A minimum clear width of 3.0 m community path or hard stand for pedestrian access should be provided.”*

Response

Noted. Issues such as traffic impacts, access arrangements and parking facilities will be assessed at the detailed design phase or as part of the assessment of future development applications.

## Land Custodian Community Services Directorate

The land custodian provided the following comments on 31 October 2014.

*“Housing and Community Services provided advice to the Environment and Planning Directorate in the development of the Weston Group Centre Master Plan. The responsibility for managing the Weston Creek Community Centre and the Weston Community Hub has been transferred to ACT Property Group.*

*The following comments are provided:*

- The change of zoning from Community Facility to Commercial to facilitate the expansion of the existing retail facility is noted. This is predicated on the relocation of the Weston Community Centre which requires funding.*
- The variation of part Section 75 from Urban Open Space to Community Facility provides an alternative site for the Weston Community Centre. However, the co-location of the Community Centre and Health Centre is a possibility.*

*Both of these outcomes are consistent with discussions that were held with the Environment and Planning Directorate.*

- Pg 32 Under Community uses in the 2<sup>nd</sup> para should the words ‘to community facilities’ be added after ‘close proximity’.*
- Pgs 46 and 47 Under Community precincts reference is made to planning policies which are designed to achieve specific outcomes, such as solar access. It would be useful to consider imposing an outcome which places the noise generating functions of the community facilities away from adjoining residential areas, such as Section 75, or ensuring that appropriate noise attenuating measures are put in place.*
- The use of part of the Community Hub site for supportive housing is supported. This provides an opportunity to develop housing for public housing tenants that are older or have a disability.*
- In Rule 28 should ‘figure 5’ be ‘figure 4’.*
- In Rule 30 it refers to buildings over 4 storeys. It is assumed that this part of the rule only applies for buildings in Area C. It would be useful if this was made clear to avoid any confusion that a building above 4 storeys was possible in the remaining area along Parkinson Street.*
- In Rule 31 should ‘figure 6’ be ‘figure 5’ and should the reference to ‘secondary active frontage areas’ be to ‘primary active frontages’.”*

## Response

Noted. The initial comments relate to the master planning process which has concluded and cannot be amended as part of this process.

In relation to R28 and R31 showing the wrong figure numbers, these have been corrected.

In relation to R30 it has been amended to clarify that an 8m setback for the portion of development above four storeys only applies to areas A, B and C in figure 4.

### 3. DRAFT VARIATION

#### 3.1 Variation to the Territory Plan Map

The Territory Plan is varied in all of the following ways:

#### Variation to the Territory Plan map

The Territory Plan map is varied as indicated in figure 3

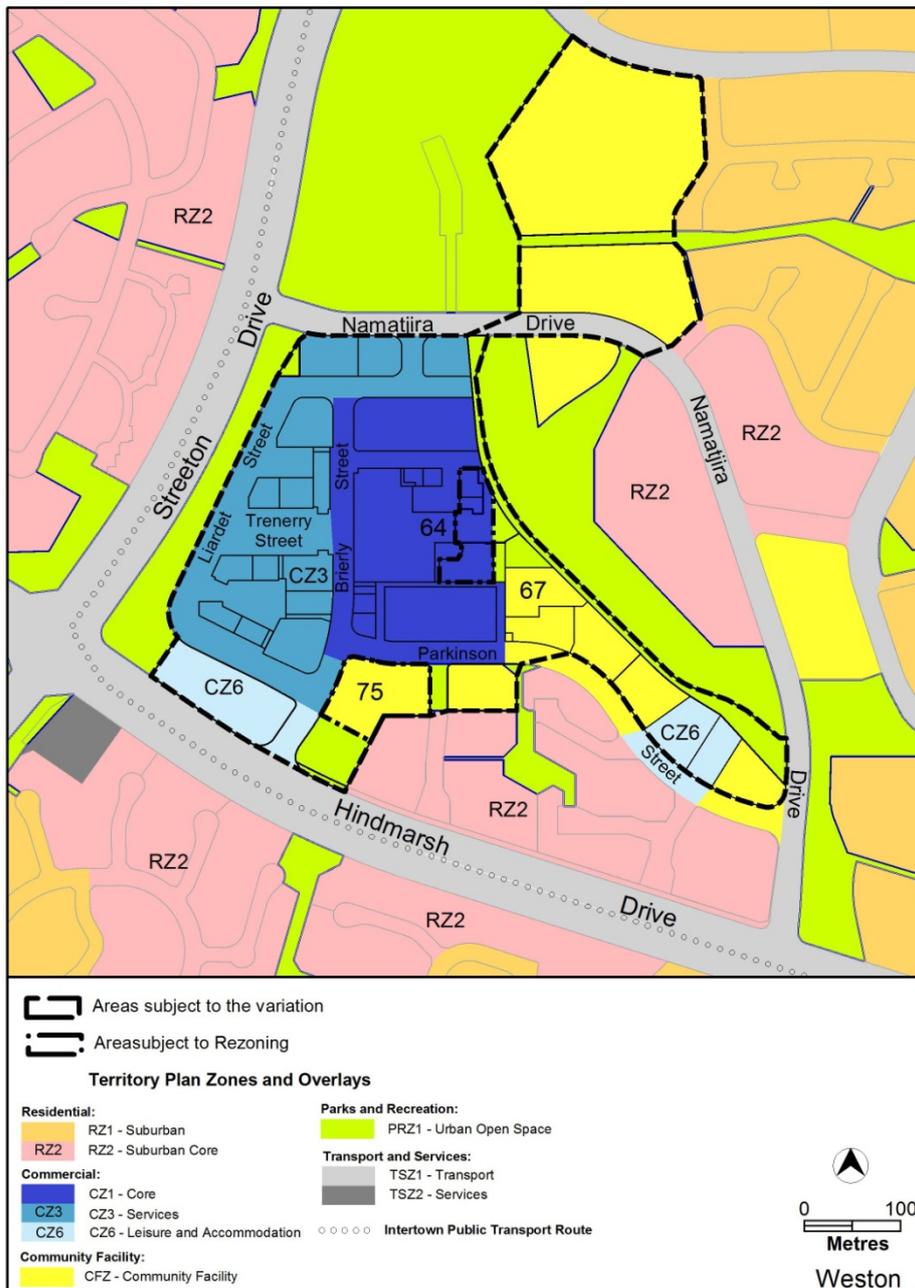


Figure 3: Proposed Territory Plan provisions for the Weston Group Centre

### **3.2 Variation to the Territory Plan written document**

The Territory Plan written document is varied as follows:

#### Variation to the Weston precinct code

<b>10. Precinct maps and codes, Weston precinct map and code</b>
--

*Substitute all of the following with the nominated attachment*

Weston precinct map – Attachment A

Weston precinct code, RC1 – Weston Group Centre – Attachment B

*Insert*

Weston precinct code, RC2 – Community and Leisure and Accommodation  
Facilities – Attachment C

Note: The precinct code's contents page will require updating.

## Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

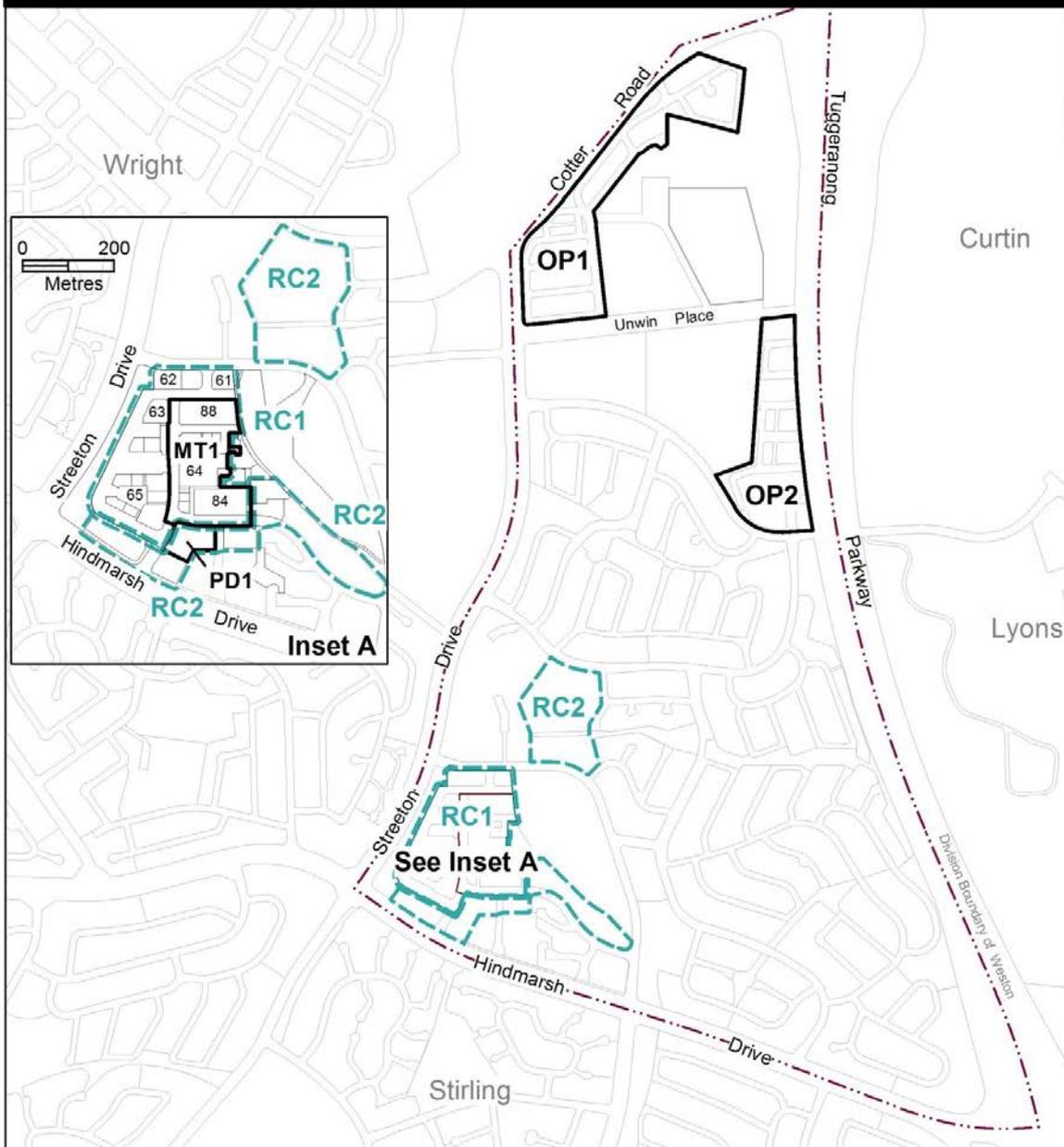
### TRANSLATING AND INTERPRETING SERVICE

**131 450**

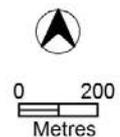
Canberra and District - 24 hours a day, seven days a week

*This page is intentionally blank.*

# Weston Precinct Map



- OPn** Ongoing provisions apply see Weston Precinct Code
- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Weston Precinct Code



# Assessment Tracks

The following tables identify the prohibited development and additional merit track development for blocks and parcels shown in the Weston Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

**Table 1 – Additional prohibited development**

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>community activity centre community theatre indoor recreation facility</i>

**Table 2 – Additional merit track development**

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ1	<i>industrial trades municipal depot store</i>

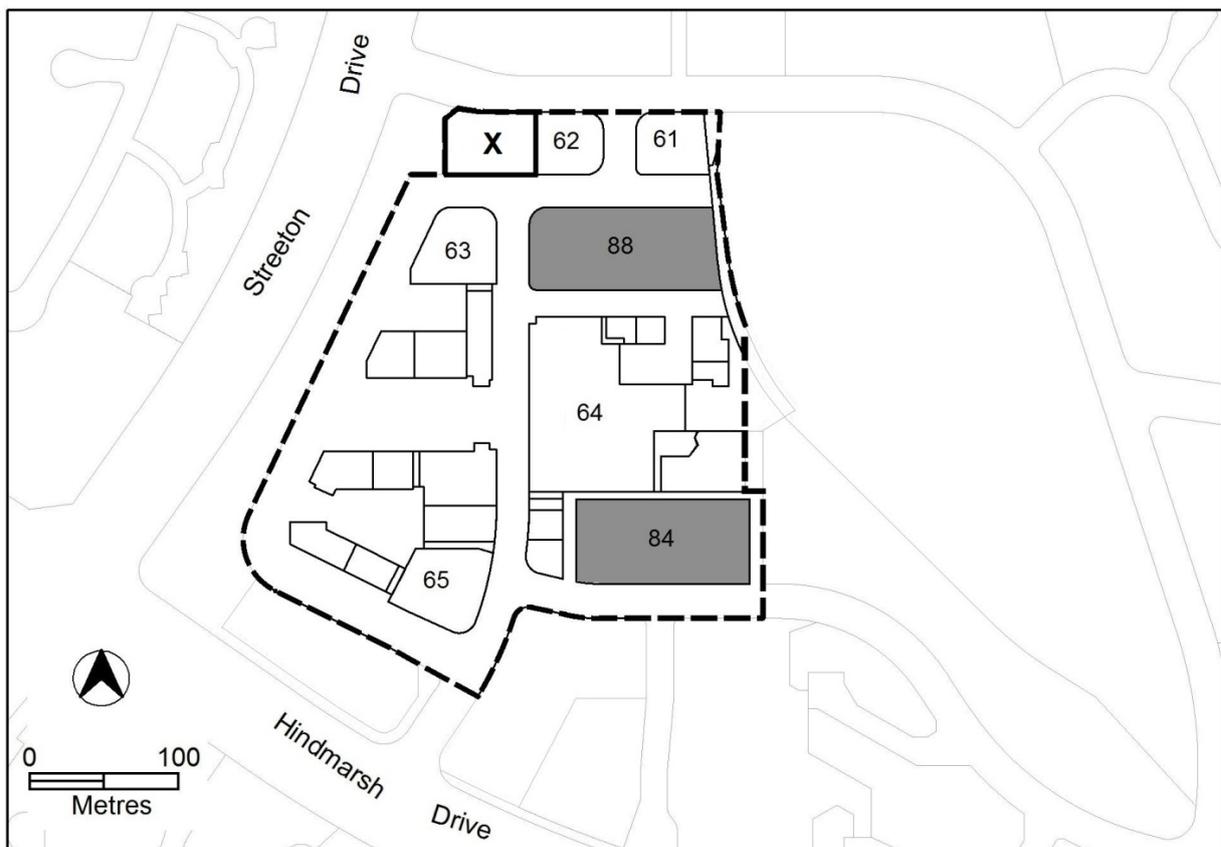
## RC1 – Weston Group Centre

This part applies to blocks and parcels identified in area RC1 shown on the Weston Precinct Map. RC1 includes the Weston Group Centre.

### Element 1: Use

Rules	Criteria
<b>1.1 Ground floor uses</b>	
<p>R1</p> <p>This rule applies to sites in CZ1 with boundaries to primary active frontages shown in figure 3.</p> <p>Only the following uses are permitted along the primary active frontage at the ground floor level:</p> <ul style="list-style-type: none"> <li>a) <i>business agency</i></li> <li>b) <i>club</i></li> <li>c) <i>community activity centre</i></li> <li>d) <i>drink establishment</i></li> <li>e) <i>financial establishment</i></li> <li>f) <i>hotel</i></li> <li>g) <i>indoor entertainment facility</i></li> <li>h) <i>indoor recreation facility</i></li> <li>i) <i>public agency</i></li> <li>j) <i>restaurant</i></li> <li>k) <i>SHOP</i></li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites in CZ3 with boundaries to primary active frontages shown in figure 3.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
<b>1.2 Industrial trades, Municipal depot, Store</b>	
<p>R3</p> <p>This rule applies to the areas shaded grey shown in figure 1.</p> <p>Development involving one or more of the following uses is only permitted in association with a structured <i>car park</i>:</p> <ul style="list-style-type: none"> <li>a) <i>industrial trades</i></li> <li>b) <i>municipal depot</i></li> <li>c) <i>store</i></li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<b>1.3 Development on nominated car parking areas</b>	
<p>R4</p> <p>This rule applies to the areas shaded grey shown in figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</li> <li>b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i>, in addition to the spaces required by item a)</li> </ul>	<p>C4</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</li> <li>b) makes a substantial contribution to the long term publicly accessible parking supply at the group centre.</li> </ul>
<b>1.4 Residential use</b>	
<p>R5</p> <p>This rule applies to CZ3.</p> <p><i>Dwellings</i> are not permitted on the ground floor, except in area 'X' shown in figure 1.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>



**Figure 1 Parking areas and ground floor residential use – RC1**

## Element 2: Buildings

Rules	Criteria
<b>2.1 Building heights</b>	
<p>R6</p> <p>The maximum <i>height of building</i> is the lesser of 12m and 3 storeys, except for the following areas described in figure 2:</p> <ul style="list-style-type: none"> <li>a) area A is the lesser of 16m and 4 <i>storeys</i></li> <li>b) area B is the lesser of 19m and 5 <i>storeys</i></li> <li>c) area C is the lesser of 22m and 6 <i>storeys</i></li> <li>d) area D is the lesser of RL588 and four <i>storeys</i></li> <li>e) area E is the lesser of RL594 and six <i>storeys</i>.</li> </ul> <p>Building height excludes all of the following:</p> <ul style="list-style-type: none"> <li>i) roof top plant</li> <li>ii) lift overruns</li> <li>iii) antennas</li> <li>iv) photovoltaic panels</li> <li>v) air conditioning units</li> <li>vi) chimneys, flues and vents</li> </ul> <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p> <p>Note: Setbacks apply to higher building elements</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<b>2.2 Building design</b>	
<p>R7</p> <p>This rule applies to development addressing Brierly Street.</p> <p>The minimum building front setbacks are:</p> <ul style="list-style-type: none"> <li>a) 0m for the portion of development up to four <i>storeys</i></li> <li>b) 4m for the portion of development above four <i>storeys</i></li> </ul>	<p>C7</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> <li>a) are permitted at the ground floor level to accommodate active uses, building entrances and landscaped areas</li> <li>b) contribute to the pedestrian orientated environment</li> <li>c) protect important views and vistas</li> <li>d) do not prejudice the future development of adjoining sites</li> <li>e) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings</li> <li>f) provide reasonable solar access to pedestrian areas and public spaces</li> <li>g) transition to lower scale areas</li> </ul>

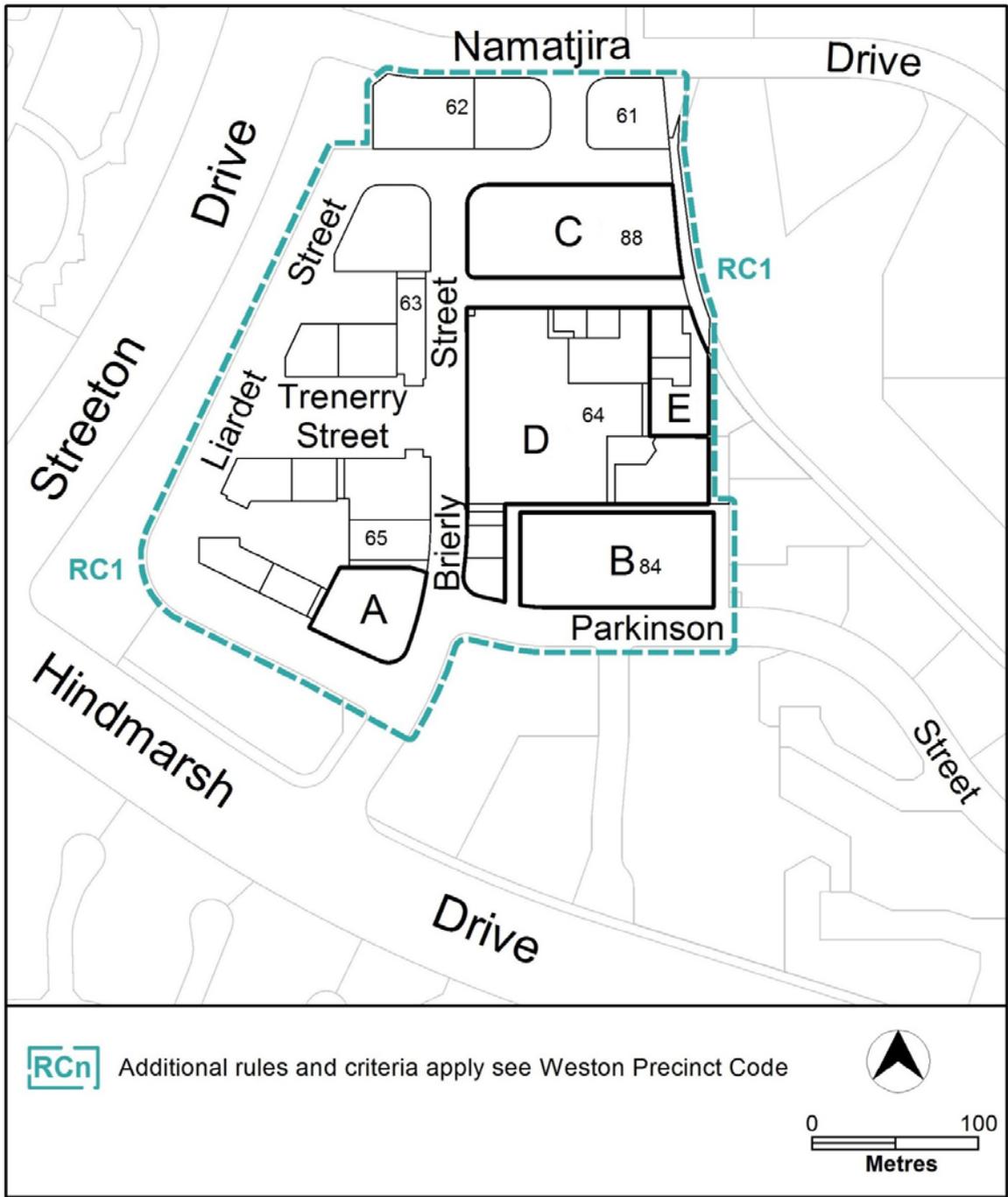


Figure 2 building heights – RC1

Rules	Criteria
<p>R8</p> <p>The minimum building front setback of development in section 84 to:</p> <p>a) Parkinson Street is:</p> <ul style="list-style-type: none"> <li>i) 4m for the portion of development up to four <i>storeys</i></li> <li>ii) 8m for the portion of development above four <i>storeys</i></li> </ul> <p>b) Whitney Place is:</p> <ul style="list-style-type: none"> <li>i) 0m for the portion of development up to four <i>storeys</i></li> <li>ii) 4m for development above four <i>storeys</i></li> </ul>	<p>C8</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> <li>a) provide reasonable solar access to pedestrian areas and public spaces</li> <li>b) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings</li> </ul>
<p>R9</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C9</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p>
<p>There is no applicable rule.</p>	<p>C10</p> <p>Building design achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) corner buildings at the intersection of two roads provide architectural interest and variety to the building design</li> <li>b) entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance</li> <li>c) driveways and pedestrian entrances to the site are visible from the block boundary</li> <li>d) east and west-facing facades incorporate sun shading into building designs.</li> </ul>

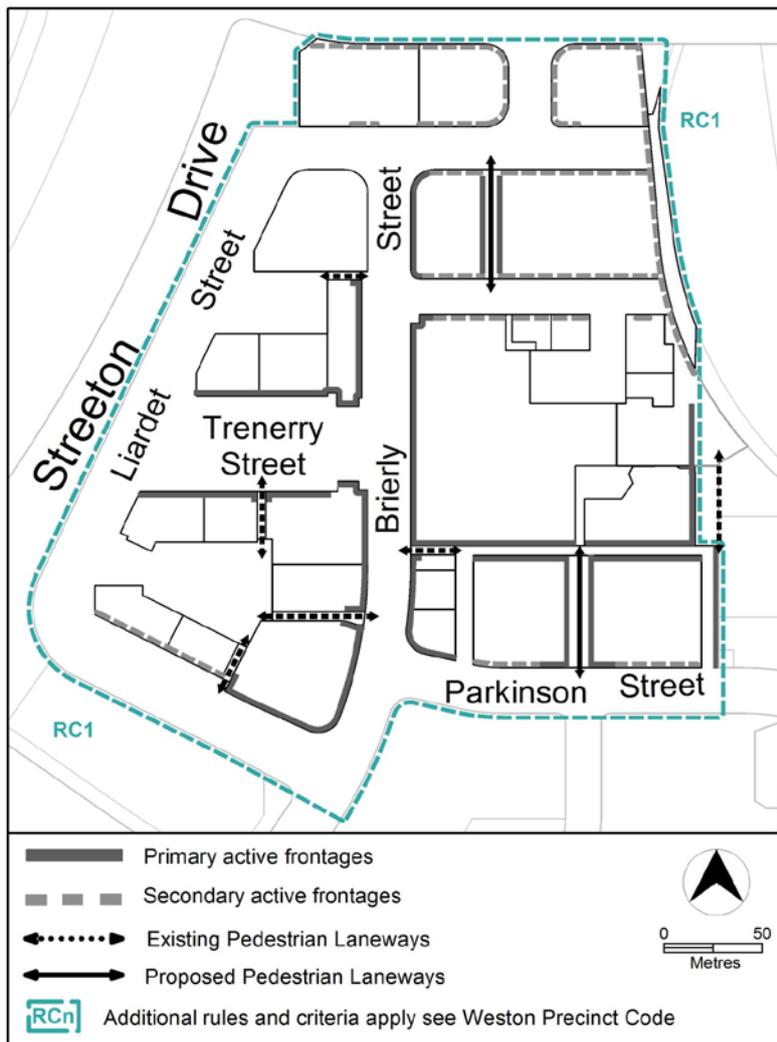
Rules	Criteria
<b>2.3 Active frontages</b>	
<p>R11</p> <p>For buildings located along primary active frontage areas identified in figure 3, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear display windows and/or shop fronts at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R12</p> <p>Where primary active frontages are located adjacent to pedestrian laneways (existing or proposed) shown in figure 3, the active frontage continues into the laneway for a minimum distance of 3m.</p>	<p>C12</p> <p>Development provides opportunities for activity and passive surveillance into pedestrian laneways.</p>
<p>R13</p> <p>For buildings located along secondary active frontage areas identified in figure 3 adjoining public roads, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear display windows and shop fronts at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities.</li> </ul>	<p>C13</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) is adaptable for shops</li> <li>b) where building access is provided, direct pedestrian access at street level</li> <li>c) provide opportunities for views into and out of the building.</li> </ul>

Rules	Criteria
<p>R14</p> <p>For buildings located along secondary active frontage areas identified in figure 3 adjoining public open space, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear display windows at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) buildings provide windows and/or balconies above the ground floor level facing onto the public space</li> <li>d) fencing is restricted to transparent mesh or pool type fencing.</li> </ul>	<p>C14</p> <p>Development provides opportunities for:</p> <ul style="list-style-type: none"> <li>a) passive surveillance of the public open space area from the building or open space area, and</li> <li>b) access to and/or from the public open space.</li> </ul>
<p>R15</p> <p>This rule applies to residential development adjoining primary active frontages identified in figure 3.</p> <p>Development includes balconies and/or windows to main living areas addressing the street.</p>	<p>C15</p> <p>Residential development provides opportunities for passive surveillance of public spaces.</p>
<p>There is no applicable rule.</p>	<p>C16</p> <p>Extensive lengths of blank facades, open structured car parks, loading docks, substations and other service infrastructure are not located along primary active frontage areas, and do not dominate secondary active frontage areas shown in figure 3.</p>

Rules	Criteria
<b>2.4 Awnings</b>	
<p>R17</p> <p>This rule applies to buildings fronting primary active frontage areas on Brierly Street and Trenerry Square shown in figure 3.</p> <p>Buildings incorporate cantilevered awnings for the full extent of the building frontage that comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) provide a minimum height clearance of 3m</li> <li>b) are integrated into the building design at the first floor level</li> <li>c) are a minimum of 3m in cantilever depth, except <ul style="list-style-type: none"> <li>i) where opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by 0.5m</li> <li>ii) where a reduction in awning depth is required to avoid impacting on existing infrastructure and/or street trees.</li> </ul> </li> </ul>	<p>C17</p> <p>Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.</p>
<b>2.5 Pedestrian connections</b>	
<p>There is no applicable rule.</p>	<p>C18</p> <p>The pedestrian laneways shown in figure 3 are retained for public use and are permanently open.</p>
<p>R19</p> <p>This rule applies to section 64.</p> <p>Publicly accessible pedestrian links connecting Whitney Place to Mahony Court and connecting Brierly Street to the area of open space to the east are to be retained as part of any redevelopment.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C20</p> <p>Development on section 88 retains pedestrian access along the northern side of Mahony Court (adjacent to section 88) with a minimum width of 5m.</p>
<p>R21</p> <p>This rule applies to section 84.</p> <p>Redevelopment of the site includes a road reserve for Whitney Place along the northern length of the site with a minimum width of 24m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R22</p> <p>This rule applies to areas shown in figure 3 where proposed pedestrian laneways are provided.</p> <p>Redevelopment of the existing car park includes a publicly accessible laneway or internal arcade connecting the northern and southern front boundaries as shown in figure 3.</p>	<p>C22</p> <p>Redevelopment provides publicly accessible pedestrian laneways generally in accordance with the proposed pedestrian laneways shown in figure 3.</p>
<p>R23</p> <p>This rule applies to areas shown in figure 3 where proposed pedestrian laneways are provided.</p> <p>Proposed pedestrian laneways comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) minimum unobstructed internal width is: <ul style="list-style-type: none"> <li>i) for internal arcades- 3m</li> <li>ii) for uncovered open laneways- 6m</li> </ul> </li> <li>b) a minimum extent of 50% glazing at the ground floor measured along the length of the pedestrian laneway</li> <li>c) access to ground floor commercial tenancies adjoining the pedestrian laneway.</li> </ul>	<p>C23</p> <p>Pedestrian connections achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) reasonable public access</li> <li>b) views into and out of adjoining commercial premises</li> <li>c) clearly identifiable entrances.</li> </ul>
<b>2.6 Vehicle access</b>	
<p>There is no applicable rule.</p>	<p>C24</p> <p>Access is retained to Whitney Place for:</p> <ul style="list-style-type: none"> <li>a) on street parking</li> <li>b) access to basement parking</li> <li>c) service and delivery vehicles.</li> </ul>
<p>There is no applicable rule.</p>	<p>C25</p> <p>Access is retained to Mahoney Court for service and delivery vehicles.</p>
<p>There is no applicable rule.</p>	<p>C26</p> <p>This rule applies to the development of section 88. Public vehicle access along the eastern side of the section connecting Liardet Street and Mahony Court is established and maintained.</p>
<b>2.7 Plot ratio</b>	
<p>There is no applicable rule.</p>	<p>C27</p> <p><i>Plot ratio</i> rule in the commercial zones development code does not apply.</p>

Rules	Criteria
<b>2.8 Solar access</b>	
R28 Development retains a minimum 3 hours solar access to the main daytime living areas and <i>private open space</i> of <i>dwelling</i> s on adjoining blocks during 21 June (winter solstice).	C28 Development retains reasonable solar access to <i>dwelling</i> s on adjoining <i>blocks</i> and their associated <i>private open space</i> .
There is no applicable rule.	C29 Development on section 64 ensures the retention of a reasonable level of solar access to development on the southern side of Whitney Place.
There is no applicable rule.	C30 Development on section 88 ensures the retention of a reasonable level of solar access to development on the southern side of Mahony Court.



**Figure 3 Active frontages and pedestrian laneways – RC1**

## RC2 – Weston Community Facility and Leisure and Accommodation areas

This part applies to blocks and parcels identified in area RC2 shown on the Weston Precinct Map. RC2 includes areas zoned CFZ and CZ6.

### Element 3: Buildings

Rules	Criteria
<b>3.1 Building heights</b>	
<p><b>R31</b></p> <p>This rule applies to area A, area B and area C shown in figure 4.</p> <p>The maximum <i>height of buildings</i> for the areas A, B and C is two <i>storeys</i>.</p> <p>Building height excludes all of the following:</p> <ul style="list-style-type: none"> <li>i) roof top plant</li> <li>ii) lift overruns</li> <li>iii) antennas</li> <li>iv) photovoltaic panels</li> <li>v) air conditioning units</li> <li>vi) chimneys, flues and vents</li> </ul> <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m.</p>	<p><b>C31</b></p> <p>Building heights may be increased to:</p> <ul style="list-style-type: none"> <li>a) four storeys in area A</li> <li>b) five storeys in area B</li> <li>c) six storeys in area C</li> </ul> <p>where development does not restrict reasonable solar access to the main daytime living area and associated area of <i>private open space</i> of dwellings on neighbouring <i>blocks</i>.</p>
<p><b>R32</b></p> <p>This rule applies to section 75.</p> <p>Development is limited to:</p> <ul style="list-style-type: none"> <li>a) two storeys where within 30m of residential blocks</li> <li>b) four storeys otherwise</li> </ul>	<p><b>C32</b></p> <p>This is a mandatory requirement. There is no applicable criterion.</p>

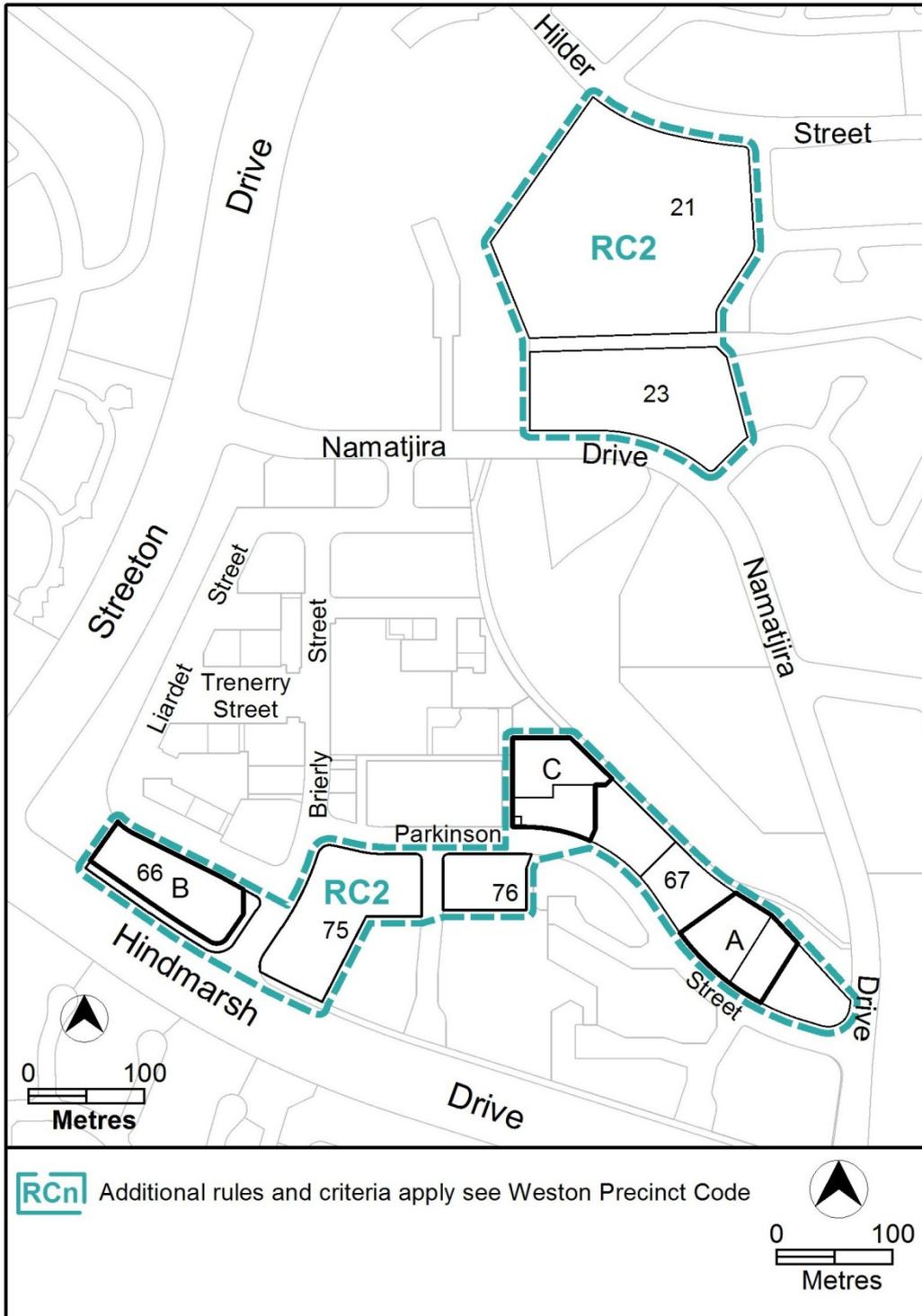
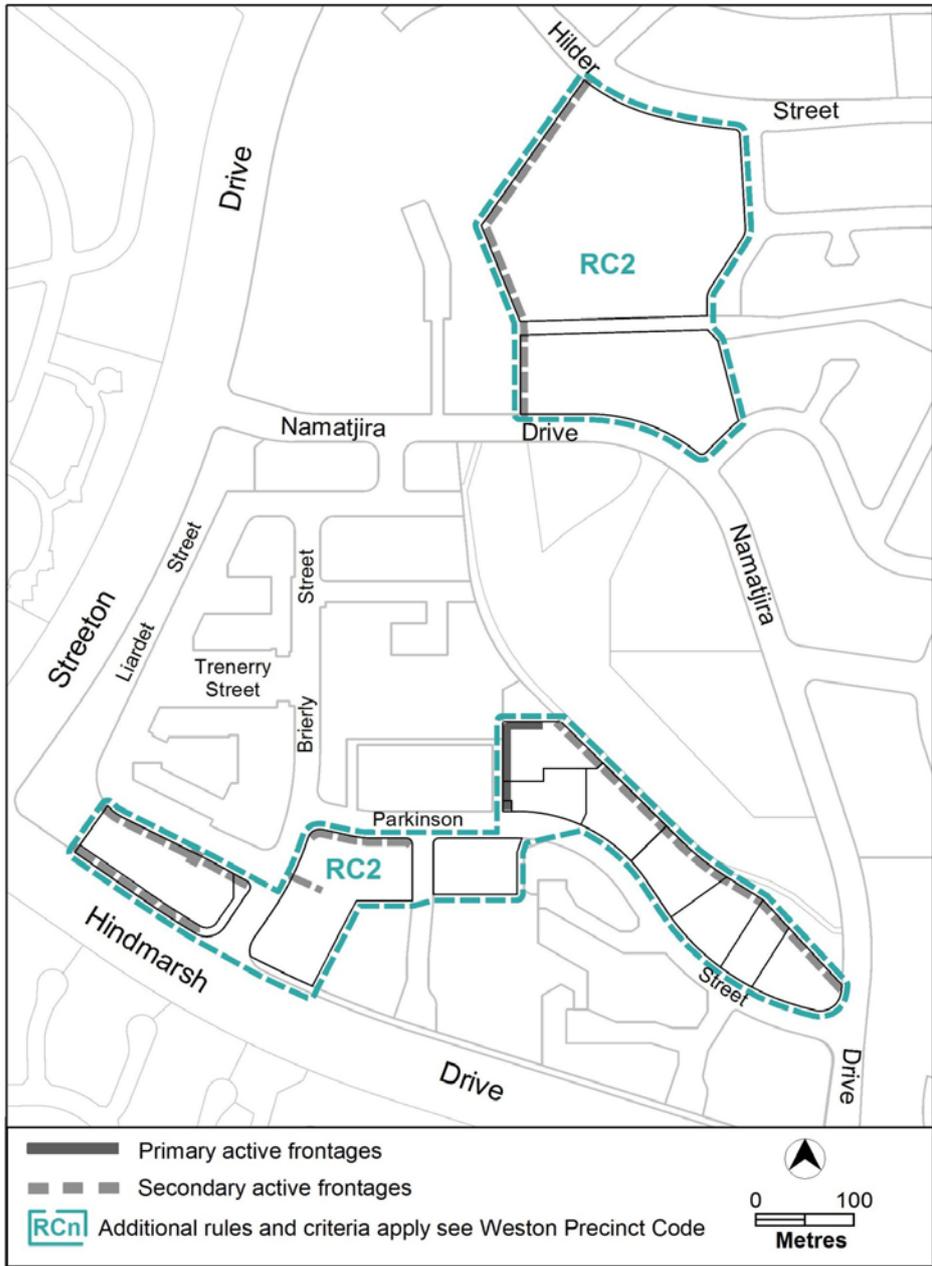


Figure 4 building heights – RC2

Rules	Criteria
<b>3.2 Setbacks</b>	
<p>R33</p> <p>This rule applies to section 75.</p> <p>Development complies with each of the following:</p> <ul style="list-style-type: none"> <li>a) Buildings are setback a minimum of 10m from each side and rear boundary adjoining residential blocks</li> <li>b) development includes a minimum 3m wide landscaped area along the full length of each side and rear boundary adjoining residential blocks</li> <li>c) development retains a permanently open publicly accessible pedestrian link connecting the existing pedestrian link from Hindmarsh Drive underpass to Parkinson Street.</li> </ul>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R34</p> <p>The minimum building front setback to Parkinson Street is:</p> <ul style="list-style-type: none"> <li>a) 4m for the portion of development up to four <i>storeys</i></li> <li>b) 8m for the portion of development above four <i>storeys</i>.</li> </ul>	<p>C34</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> <li>a) provide reasonable solar access to pedestrian areas and public spaces</li> <li>b) provide a reduction of the visual bulk and potential overshadowing impacts of taller buildings.</li> </ul>
<b>3.3 Active frontages</b>	
<p>R35</p> <p>For buildings located along primary active frontage areas indentified in figure 5, frontages and buildings design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear windows at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) building facades are not dominated by extensive lengths of blank facades, open structured carparks, loading docks, substations or other service infrastructure.</li> </ul>	<p>C35</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> <li>a) direct pedestrian access from main pedestrian areas</li> <li>b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.</li> </ul>

Rules	Criteria
<p>R36</p> <p>For buildings located along secondary active frontage areas identified in figure 5 adjoining public roads, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear windows and foyers at the ground floor level</li> <li>b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities</li> <li>c) building facades are not dominated by extensive lengths of blank facades, open structured carparks, loading docks, substations or other service infrastructure</li> <li>d) buildings provide windows and/or balconies above the ground floor level facing onto the public space</li> <li>e) fencing is restricted to transparent mesh or pool type fencing</li> </ul>	<p>C36</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> <li>a) where building access is provided, direct pedestrian access at street level</li> <li>b) provide opportunities for views into and out of the building</li> </ul>
<p>R37</p> <p>For buildings located along secondary active frontage areas identified in figure 5 adjoining public open space, frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) buildings incorporate clear windows at the ground floor level</li> <li>b) buildings provide windows and/or balconies above the ground level facing onto the public space</li> <li>c) building facades are not dominated by extensive lengths of blank walls, open structured carparks, loading docks, substations or other service infrastructure</li> </ul>	<p>C37</p> <p>Development provides opportunities for passive surveillance of the public open space area</p>
<p><b>3.4 Solar access</b></p>	
<p>R38</p> <p>Development retains a minimum 3 hours solar access to the main daytime living areas and <i>private open space</i> of <i>dwellings</i> on adjoining blocks between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C38</p> <p>Development retains reasonable solar access to dwellings on adjoining <i>blocks</i> and their associated <i>private open space</i>.</p>

Rules	Criteria
<b>3.5 Landscaping</b>	
<p>There is no applicable rule.</p>	<p>C39            Development on section 75 provides for all of the following:</p> <ul style="list-style-type: none"> <li>a) opportunities for deep root planning</li> <li>b) replacement or retention of existing trees</li> <li>c) incorporates landscaping which achieves reasonable visual and physical separation from adjoining residential blocks</li> </ul>



**Figure 5 Active frontages – RC2**

**APPENDIX 2**  
**Copies of public comments received on draft variation 329**

*This page is intentionally blank.*

**From:** Max Kwiatkowski [mkwiatko77@gmail.com]  
**Sent:** Friday, 6 February 2015 4:25 PM  
**To:** Terrplan  
**Cc:** GENTLEMAN  
**Subject:** Re: Draft Territory Plan Variation 329 Weston has been released for public comment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To whom it may concern.

Thank you for sending this through

However could someone please explain the changes proposed for Weston Group Centre in plain English for me? The attached documents are too hard for those already not deeply absorbed in the arcane details of the ACT planning system to follow.

It's like you're deliberately trying to limit submissions from the public by making the documentation unnecessarily complicated. This is true of all Territory Plan variation notices - not just the Weston one.

Burying a public consultation in jargon few understand or have the time to decipher is not bona fide consultation. Government documents like this need to be more accessible to the general public (or at least accompanied by a user friendly summary) if they're to be released for consultation.

Kind regards

Max Kwiatkowski  
Holder

# WESTON CREEK COMMUNITY ASSOCIATION INC.

Parkinson Street, Weston  
PO Box 3004 Weston ACT 2611  
Phone: (02) 6288 1144 (Community Centre)  
(02) 6288 5380 (Children's Centre)  
Fax : (02) 6288 0144  
Email: [westonccc@inet.net.au](mailto:westonccc@inet.net.au)

ABN: 37 734 209 657

11 March 2015

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

Dear Sir/Madam

## **Planning and Development Draft Variation Number 329 Weston Group Centre**

### **Objection from Weston Creek Community Association Inc. (WCCA)**

In response Consultation Notice 2015-39 calling for written comments on Draft Variation Number 320 relating to the Weston Group Centre, the Weston Creek Community Association Inc. (WCCA) submits the following comment on that draft.

WCCA was closely involved as a Key Stakeholder in the process of developing the Draft Variation and in broad terms we support the overall vision of the plan and the various strategies which have been outlined in it. We particularly endorse the need for the expansion of the retail area and we accept that the most appropriate direction for that expansion is to the East into the area currently occupied by our Community Centre.

There is one particular aspect of the Master Plan with which we do not agree and over which we wish to lodge a strong objection. This is the suggestion or option that the Community Centre be relocated to the rezoned part of Block 2 Section 75 which is the open space opposite the centre on Parkinson Street.

Instead of doing this we propose the adoption of the alternative option which is to co-locate community and health services on the existing health site to the South East of the existing community centre – space 5 in Figure 34 on page 55 of the Master Plan.

WCCA is not opposed to the proposed re-zoning of part of Block 2, Section 75 from urban open space to community use, but we are strongly opposed to the Option that the Community Centre be re-located to that re-zoned site.

Some of the reasons why we strongly object to the relocation of the Community Centre to the re-zoned site are:

1. It is too close to the residences to the South and that the proposed landscape buffer will not be effective in preventing the inevitable noise pollution from adversely affecting the amenity of the nearby residents. Even in the current centre, which is further away from those residences, we have to carefully manage the noise factor. From this perspective, a community centre on the proposed site would be far more difficult to manage and the

services we offer to the residents of Weston Creek and the surrounding area would need to be curtailed, particularly in the evenings.

2. While physically relatively close to the Group Centre, the proposed site is separated from that centre by a very busy road, Parkinson Street, which will have the additional hazard of being the route for the proposed frequent rapid transport service to and from Woden. Many residents, particularly the elderly, visit the Group Centre to do their shopping and to participate in community activities while there. They do not wish to, and should not have to, cross a busy road to get from one to the other.
3. Furthermore, many users of our centre are people living in age care facilities located down the proposed Weston Creek Green spine. Their access to our facilities would be far more difficult with the proposed site being further to the South and across a busy road. Many will not attempt it.

In this context, it is relevant to point out that on page 28 the Master Plan states that *The community precincts will continue to be composed of primarily community uses close to the core precinct, providing strong links and safe access between the commercial core and the community precinct.* In our view, to have community facilities separated from the Group Centre by a busy road breaches the desired characteristics of “strong links and safe access”.

4. The Community Centre has always been close to the core of the Group Centre and its relocation to a site across the other side of Parkinson Street would break that nexus – a nexus we wish to retain.

We note that the site to the South East of our Community Centre, the site currently occupied by the Independent Living Centre, has been identified as a site for community use and as a site for proposed development opportunities (See Figure 15 on page 27). In discussing this site the Master Plan states “The existing health building could be re-developed in the future to provide for a cluster of uses including community and health uses” (page 46).

In this context we note that one of the potential actions in the 0-10 year period is

- “Allow for the possibility of co-located uses such as community and health on the existing health site if the site was redeveloped” (page 40).

In our view that item in the Master Plan should read:

- “Co-locate uses such as community and health on the existing health site.”

The actions of redevelopment and co-location need to be raised in status from a possibility to an planning intention.

This upgrade in status would allow the new Community Centre to be incorporated in the redevelopment of that site - a site that is directly adjacent to the core precinct and not separated from the Group Centre by a busy road. It would also be a site where the noise pollution for neighbours across Parkinson Street would be less of a problem.

Strategies which would meet WCCA's needs would be to move the current occupants of the Independent Living Centre building to the re-zoned Parkinson Street site, and move the Community Centre (and perhaps others) into a new building on the redeveloped Independent Living Centre site. The health services provided out of the Independent Living Centre building are essentially 9 to 5 Monday to Friday and would not be a noise pollution concern in the evenings, or over the week-ends, for adjacent residents.

Another advantage of the Independent Living Centre site is that the Community Centre would be located near the proposed Green Spine and adjacent to out-door areas. This would have the added advantage of keeping the Community Centre within the natural flow of people visiting Cooleman Court.

Contact about these comments is best made through Yung Tran, Manager, Weston Creek Community Centre, whose contact details are: phone \_\_\_\_\_ and email: [westonccc@iinet.net.au](mailto:westonccc@iinet.net.au)



Kath Paton  
President

cc Weston Creek Community Council: [info@wccc.com.au](mailto:info@wccc.com.au)  
Environment Protection ACT: [environment@act.gov.au](mailto:environment@act.gov.au)

Ms Nicola Swan  
Watling Place  
Weston ACT 2611

### **Comments: Public Consultation of Draft Variation 329 Weston Group Centre**

I am one of the residents of Watling Court – Watling Place Weston. The residents of Watling Court submitted a submission to the Draft Master Plan.

I have been a resident of Watling Place for three years. At the time of purchase I was unaware of the *Draft Weston Plan*. I would like to add, if I had known of this redevelopment I would never have purchased in this area. I am at the end of my working life, and I will never be able to re-establish my life elsewhere.

I strongly oppose for the rezoning of block 2, section 75, from PRZI to CFZ.

A new building to be built in this open space area, would affect Watling Place residents as follows:

- Building height - two/four storeys within 30m residential blocks will overshadowing the existing townhouses.
- Privacy - two/four storey building height, the occupants of the new building would be able to view into Watling Place residents townhouse bedrooms and court yards.
- This building will restrict natural sun-light into townhouse.
- Privacy issues for all residents in the area.
- Major traffic congestion on Parkinson Street.
- The noise level from the existing community centre is an on-going issue; with a similar building proposal this will cause the same issues – noise, traffic unsociable behaviour and security.
- Noise level will increase dramatically for all existing residents in the area.
- Security risk for residents - landscape screening buffer is pathetic suggestion – this will lead to theft, property damage and graffiti to the townhouses.
- Increased unsociable behaviour in the area.
- Traffic noise and would encourage vehicle hoon related activities.

As suggested previously, other recommendations for the use of the open green space would be an **outdoor recreation area** with playground/picnic facilities, seating and shade. (Similar to the area situated at the Chifley Shops).

Also suggested previously, it would be logical to re-locate the Weston Community Centre into the expansion of Coleman Court on the Weston Creek Green Spine. This would not cause the issues that Watling Place residents have suffered for years.

Another suggestion would be to re-located to the Weston Hub – Northern Precinct.

Nicola Swan

terrplan@act.gov.au

Dear Sir or Madam

### **Objection – Draft Variation 329**

I object to the proposal to rezone land on the corner of Brierly Street and Parkinson Street from PRZ1-Urban Open Space to CFZ-Community Facility Zone for the following reasons:-

#### **1. Urban Open Space should not be used as a land bank to facilitate retail expansion elsewhere**

Urban open space should not be targeted as a potential land bank to facilitate commercial expansions elsewhere.

The precedent such an approach is setting means that all Urban Open Space adjacent to centres is under threat from commercial expansions.

#### **2. There is no need to proceed with this rezoning given the Environment Protection Authority's objection to the proposal to relocate the community centre to this land.**

This proposal came about to find a site for the community centre which would be displaced by any retail expansion. The land custodian of the community centre, the Community Services Directorate, only supported this displacement if the community centre could be moved to this land. The EPA has now objected to this proposal and the variation now prohibits community activity centre on this land. Consequently there is no demonstrated need to rezone the land to community facility. There is adequate land in the existing centre for community uses, given the increase in height limits.

The draft variation should have removed the proposed rezoning of Urban Open Space once it was known that the EPA did not support the land being used for the relocation of the community centre.

#### **3. The Urban Open Space is needed given the proposal to increase the population and retail activity**

Once Urban Open Space is rezoned it is lost forever as a community resource.

This open space was an integral part of the original design of the Weston Group Centre Master Plan. It should be protected and enhanced through the provision of seating, tables and landscaping.

There is no evidence of any analysis of the impact of the loss of urban open space, or of its inherent visual and passive qualities. Given that the Master Plan proposes to increase the population and retail activity in the Group Center there is even more need to retain adjacent open space for both resident and visitor usage.

#### **4. Community facilities should be integrated in a mixed use centre**

A strategic direction of the Territory Plan relates to integrated land use and transport planning. The proposal to create a new CFZ zone separated from the centre by Parkinson Street is not consistent with the strategic objectives of the Plan.

Given that the Variation proposes building heights from 4 to 6 storeys it is entirely feasible to locate community facilities in mixed use buildings in the centre. This will integrate land uses and provide a vibrant mix of uses in the centre. A Community activity centre, by its very definition, should be in the centre and not displaced to the periphery.

#### **5. The Urban Open Space provides an important visual setting to the entrance to Weston Creek**

The vehicle entrance to Weston Creek Group Centre from the south is marked by an artworks installation with a passive open space visual backdrop. This visual setting will be lost if development is permitted on the Urban Open Space.

The pathway which provides pedestrian access from the Hindmarsh Drive underpass also has the benefit of a landscaped entrance to Coleman Court.

#### **6. The land is too close to residential properties for any community uses**

On the recommendation of the EPA the draft variation now proposes to restrict the uses on the CFZ land to exclude community activity centre, community theatre and indoor recreation facility.

Nearly all uses that are permissible on CFZ land have the capacity to generate noise and disturbance that would be incompatible with the land's proximity to residential uses. Place of worship, child care centre, educational establishment, health facility, emergency services facility, cultural facility etc all generate noise from either the users, traffic, or site maintenance etc.

#### **7. Potential loss of pedestrian safety**

Currently there is a very open and safe pedestrian pathway to Coleman Court from the south.

DV 329 proposes that buildings up to 4 storeys be permissible on the former Urban Open Space, with transparent or pool type fencing exposing the rear service yards of any approved buildings.

This would not only result in a significant loss of amenity for pedestrians but has the potential to create an unsafe situation, particularly for women. Creating narrow alleyways between tall buildings is contrary to the principles embodied in Crime Prevention through Environmental Design.

### **Conclusion**

The land should remain Urban Open Space and be enhanced through planting, seating and landscaping for the benefit of this and future generations. It should not be the price the community has to pay to facilitate the expansion of the retail centre.

More imaginative mixed use solutions should be investigated in the existing centre rather than pushing community uses to the periphery of the centre.

If the Government proposes to proceed with this rezoning I request that the draft Variation be referred to the relevant Standing Committee for a public hearing.

Yours faithfully

**Keith Burnham**  
15 March 2015

**From:** [Keith Burnham](#)  
**To:** [Terrplan](#)  
**Subject:** DV329 Supplementary submission  
**Date:** Monday, 16 March 2015 11:57:50 AM

---

Further to my main submission, if the Urban Open Space zoning of Block 2 Section 75 Weston is retained then I would like to suggest that consideration be given to specifically prohibiting “ Community Activity Centre “ on this block.

Such a prohibition would align with and secure the EPA’s position on this matter. Without this amendment, under the provisions of the Territory Plan community activity centre is permissible on urban open space subject to certain conditions.

Keith Burnham

16 March 2015

**Canberra Office**  
6/2 Brindabella Circuit  
Brindabella Business Park  
Canberra International Airport  
Australian Capital Territory 2609  
**+61 2 6163 1000**

facsimile: +61 2 6162 0606  
email: [info@moulislegal.com](mailto:info@moulislegal.com)  
[www.moulislegal.com](http://www.moulislegal.com)

**Brisbane Office**  
Level 4, Kings Row Two  
235 Coronation Drive  
Milton, Brisbane  
Queensland 4064  
**+61 7 3367 6900**



Australia

commercial + international

**Territory Plan Comments**  
**Environment and Sustainable Development Directorate**  
**GPO Box 158**  
**Canberra City**  
**Australian Capital Territory 2601**

**By email**

Dear Sir or Madam

## **Scentre Management Limited**

### **Representations concerning Territory Plan Draft Variation No 329**

We are the solicitors for Scentre Management Limited (“Scentre”). Scentre is now the manager of the Australian shopping centre assets that were previously managed by Westfield Management Limited (“WML”). In the Australian Capital Territory, Scentre manages both Westfield Woden and Westfield Belconnen, and also has ownership interests in both by reason of its assumption of the position of WML as the title holder of all WML’s Australian assets.

The following comments are made under Section 63 of the *Planning and Development Act 2007* (“the Act”) regarding Draft Variation No 329 to the Territory Plan (“the Draft Variation”).

Scentre is a major stakeholder within the Belconnen and Woden Town Centres, with its Shoppingtown developments being the retail focal point in both these locations. It has a particular interest in ensuring that the scale and types of development permitted in different areas of Canberra are carefully considered in the interests of the Town Centres as a whole. Additionally, Scentre is concerned to ensure that any variations of the Territory Plan will provide a benefit to the community while maintaining the intentions of the Territory Plan and its zone hierarchy system, both in the present and in the future.

The Draft Variation seeks to extend the CZ1 commercial core zone to the east of the Weston Group Centre to permit future expansion. The Draft Variation achieves this by rezoning an area of PRZ1 open space and CFZ community facility zone to CZ1. The Draft Variation also proposes certain amendments to the Weston Precinct Map and Code, particularly changes relating to increased building heights.

Scentre disagrees entirely with these proposals, on the basis that retail intensification in group centres is not consistent with the principles and intentions set out under ruling parts of the Territory Plan that are not being varied, and under the overarching National Capital Plan.

Under the National Capital Plan, the ACT is separated into separate and distinct townships.<sup>1</sup> The National Capital Plan recognises the importance of having one town centre as the focal point for each township, along with the importance of maintaining the integrity of the hierarchy. The National Capital Plan clearly stipulates that a “*hierarchy of centres*” will be maintained and in this hierarchy of centres

<sup>1</sup> National Capital Plan, pages 18, 56 and 57.

each town will have a centre as the “focal point for higher order retail functions, commercial services, offices and community facilities”.<sup>2</sup>

The National Capital Plan goes even further, stating that major redevelopment of some group centres (including Dickson, Kingston and Manuka) “would be undesirable” if those changes went against the purpose of the Territory Plan hierarchy of established centres. The National Capital Plan together with the Territory Plan clearly indicates that it is not desirable for there to be increased retail intensification in centres which would detract from the primacy of the Town Centres. The point is even more concerning where the Weston Group Centre is located less than 3 kilometres from the Woden Town Centre.

The Weston Group Centre is considered a “lower order centre” under the National Capital Plan, intended to meet the varying needs of local residents.<sup>3</sup> The concept of lower order centres does not envisage an expansion of retail uses to the extent proposed in the Draft Variation. The extent of the retail expansion proposed in the Draft Variation is of a size that would encroach on the intended primacy of the Woden Town Centre within the Woden township and the hierarchy, and is not supported by Scentre.

Furthermore, an over-expansion of retail uses within the Weston Group Centre would have an adverse impact on the existing businesses and on the customers within the Woden Town Centre. These changes will detract from business profitability due to the resulting reduced customer base that each business would have. Where retail is intensified in areas outside the Town Centres, customers reduce their visits to those Town Centres. As a result, services and businesses within Town Centres falter, and can be expected to provide lower levels of service.

Ultimately, this will adversely affect the intensity of retail uses within the nearby Town Centre, by causing a shift in the position of the “core” of the Woden Town Centre, contrary to the vision that has, to date, been planned for the ACT. Transport hubs will be less frequently patronised, and the use of the Town Centre for community purposes will suffer. From an economic viewpoint, town centres like Woden will suffer if retail over-expansion is permitted in areas that are not meant to be retail-intensive under the planning instruments for the Australian Capital Territory.

These are important economic interests, and are recognised by the High Court as being matters for genuine legal consideration in the making of planning decisions:

*It may well be right to say...that the Planning Act does not have as an object or purpose the “protection of the commercial interests of [individual] owners of shopping centres or supermarkets, or the protection of existing supermarkets from competition”. But it by no means follows that an individual owner or operator is not adversely affected by a planning decision that will have direct commercial consequences for that owner or operator. As the Planning Act makes plain in its statement of objects, it is concerned with the general commercial health of the Territory. So much appears from the use of the expressions “the orderly and sustainable development of the ACT”, “the social, environmental and economic aspirations of the people of the ACT”, and “sound financial principles”. Claims of individual adverse effect are not irrelevant to the pursuit of those general objectives.”<sup>4</sup> (underlining supplied)*

The concept of the hierarchy is not intended to create even competition in the uses, and the intensity of the uses, between a Town Centre and the Group Centres within the relevant township. Instead, the intention is for Group Centres to complement and support the Town Centre within the relevant

<sup>2</sup> National Capital Plan, pages 58.

<sup>3</sup> National Capital Plan, page 58.

<sup>4</sup> *Argos Pty Ltd v Corbell, Minister for the Environment and Sustainable Development* [2014] HCA 50 (10 December 2014) at [73].

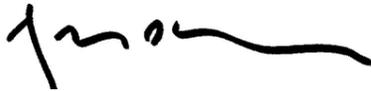
township. Increasing the competition between a Town Centre and its surrounding Group Centres for the same kind of customers does not achieve this.

In summary, Scentre strongly objects to the Draft Variation based on:

- its detracting from the intention of the Territory Plan for the Weston Group Centre to complement and support the activities of the Woden Town Centre;
- its diversion from the Territory hierarchy of group centres and town centres; and
- the detrimental effect that retail intensification in group centres has upon nearby Town Centres that should be the focal point for retail services.

Scentre submits that the proposals in the Draft Variation to intensify retail in the Weston Group Centre should not be pursued, on the basis that they are directly and indirectly inconsistent with those parts of the relevant planning instruments that seek to maintain the hierarchy of centres in the ACT and the primacy of the Town Centres over the Group Centres..

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Moulis', with a long horizontal flourish extending to the right.

**Daniel Moulis**  
Principal

*Your local voice*

■ ■ ■ weston creek  
■ ■ ■ community  
■ ■ ■ council

[www.wccc.com.au](http://www.wccc.com.au)  
[info@wccc.com.au](mailto:info@wccc.com.au)

PO Box 3701  
Weston Creek ACT 2611

Telephone (02) 6288 8975

**The Manager,  
Territory Plan Unit**

15 March 2015

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

### **Submission on Draft Variation No 329 to the Territory Plan**

The Weston Creek Community Council would like to make the following comments in relation to the proposed Variation No 329 to the Territory Plan.

Council has been heavily involved in the development of the Weston Group Centre Master Plan and a number of the comments here reflect what Council said, and continued to say, throughout the consultation process.

#### **1. The Change in Land Use from Urban Open Space to Community Use for the land south of Parkinson Street and bounded by Brierley Street.**

This is an area of contention. Local residents are against any change in land use. Council notes comments made by the Environmental Protection Authority in that *"...the EPA have previously advised that there is a history of noise related complaints from the adjacent community facility affecting nearby residents and that it would not support the relocation of the community function centre to the proposed block."* It further states that *"...it would support the change provided that the uses of community activity centre, community theatre and indoor recreation facility are prohibited."*

Council would only support these land use changes on the basis of what the EPA has said here and that any building was restricted to the use provided. Council would state that any buildings should be of low height, no more than two stories, any building take account of the fall of the land across the site which could mean 1 story adjacent to the dwellings behind rising to 2 storeys at the Parkinson St side. Any building should also be well designed to protect the resident's amenity. There is also a need for some well designed landscaping and planting to provide for the residents amenity.

Council does not agree with the Rules outlined at page 13 for buildings to be up to 4 or 8 storeys. Councils firm view is that buildings here should be no more than 2 storeys in Section 75 and scaled as we have stated above.

### **Community Centre**

Council agrees with the proposal by the Community Association as to why a new building for the Community Centre must be on the north side of Parkinson Street. The reasons outlined in their Submission to locate with the Independent Living Centre make sense.

### **2. Heights in the Commercial Centre**

Council has discussed the question of the height of buildings in the commercial centre of Cooleman Court [CZ1 zone] in the various stakeholder meetings since the start of the Master Planning process in 2012 and has never agreed to the height being more than 4 storeys. These proposed heights are outlined in Attachment C for areas A, B and C. For areas A and B, Council considers that heights here should be no more than 2 storeys.

Council continues to consider that 4 storeys should be the maximum height of any buildings in the CZ1 Zone as 4 storeys is quite high enough to integrate residential and commercial development and believes that the vast majority of residents are in agreement with this. This includes all of those building heights listed in Element 2 Buildings at Page 3. Areas B, C, D and E should be all limited to the lesser of 16 metres or 4 stories.

### **3. The Presbyterian Church**

Council notes that the Draft variation has the community use land which the Church is currently sighted on re-zoned to CZ1. Council considers that this is something which needs to be addressed between the Church and the Government.

Council would be happy to discuss this further in order to gain the best possible outcome for the residents of Weston Creek

Tom Anderson  
Chair  
Weston Creek Community Council



# canberra irish club

6 Parkinson Street, Weston ACT 2611  
PO Box 3088, Weston ACT 2611  
Ph: (02) 6288 5088

[www.irishclub.com.au](http://www.irishclub.com.au)

ABN 14 101 155 846

Environment and Planning Directorate  
Territory Plan Section  
16 Challis Street  
Dickson ACT 2601

I refer to the draft Territory Plan process for the Weston Creek Group Centre (DV329) which is currently open to public consultation.

## **Background**

For your information the Canberra Irish Club (CIC) was registered in 1975 and originally located in Belconnen. It moved to its current location at 6 Parkinson Street, Weston in 1986. The Club purchased this site, so does not have a Concessional Lease. The Club has a membership of over 5,000 and is known for its support of Canberra's Irish organisations and for fostering Irish culture.

I refer also to the Canberra Irish Clubs previous submissions to EPD during the draft Master Plan preparation process on this matter.

## **Current Territory Plan provisions**

The CIC site is currently identified as a CZ6 Leisure and Accommodation Zone Development Code in the Territory Plan.

Under the current land use zoning, the range of land uses that could be explored by the Club (other than uses directly associated with the Club) include:

- Commercial Accommodation (motel, serviced apartments)
- Indoor Recreation Facility
- Tourist Facility
- Community Use (Health Facility, Child Care)
- Restaurant, Drink Establishment, Shop, etc

## **Changes to the Territory Plan**

With regard to the above, the Club would seek to amend the draft Territory Plan to support:

- Mixed Use Commercial, including community facility use, retirement accommodation and residential purposes (i.e. change the existing

Territory Plan land use zoning to include “Residential” as an Overlay or to a CZ5 land use zoning);

- Allow for up to 6 storeys over the rear-half of the site, to the stormwater/open space (being over 60metres to the nearest dwelling with significant mature tree planting between), while retaining the proposed 4 storey allowance for the front-half of the site to Parkinson Street.

This would allow the Club to explore options to remain commercially viable into the future and decrease its reliance on gaming revenue.

Thank you for the opportunity on being to provide input in this process. Any queries regarding our submission can be directed to:

Marek Bilski  
General Manager  
Canberra Irish Club



Yours sincerely,

A handwritten signature in black ink, appearing to be 'P. Whelan'.

(for) Peter Whelan  
President  
Canberra Irish Club

16 March 2015

**From:** [June McLay](#)  
**To:** [Terrplan](#)  
**Subject:** Ref: Draft Variation to the Territory Plan No. 329 - Units Plan 254 : Residents Unit 14/8 Watling Place,  
Weston  
**Date:** Monday, 16 March 2015 5:54:32 PM

---

Attn Territory Plan Unit:

We just hope whoever makes the decision on above variation seriously considers the impact any changes will have on the wellbeing and lifestyle of the local residents, especially those who live in the front townhouses of UP254. The glass frontage of our homes were designed to overlook the green space to the shopping centre and we would really appreciate as much green space to be left as a park or playground for all to use and maybe also some of the exercise equipment installed that we saw an article about recently in the Canberra Times.

We are all very stressed about this drawn out procedure as we had been through this a few years ago and were so surprised to have to deal with another variation and an even bigger one than last time. We have lived here 33 years and can not believe this can keep happening. We can imagine and would like something preferably one level and quiet built on the larger side of the green space and set back so some green area is left across the block. the green space being provided in the plan is mainly used by people coming from the underpass from Stirling going to the club etc. and is too hilly and has sewerage problems.

Most of the shops at Coleman Court are also at Woden Shopping Centre which is only two bus stops away (as is the library)!!! The existing community centre and medical centre have been allowed to run down for some reason – I went to the Doctor there for many years and his practice had to close in 2010?? There are another two doctor surgeries in the centre now.

The WCCC wants to make Coleman Court a nice place to visit but the shopping centre is surrounded by medium density housing and our concerns are never addressed. The new suburb of Coombs will have all nice new facilities and I wonder why we have to have such disruption. We have all ready lived through Aldi and other construction at the centre and recently the other building has been given a face lift. a lot of the sub-contractors start/finish work whenever and we do not have any input.

This variation will have major impact on all of us who live in the three complexes (49 townhouses) in Watling Place so we just hope our plea for something suitable is heard.

Thanking you,

June & Peter McLay  
[REDACTED] Watling Place  
Weston ACT 2611



20<sup>th</sup> March 2015

Territory Plan Unit  
ACTPLA  
GPO Box 1908  
Canberra ACT 2601  
[terrplan@act.gov.au](mailto:terrplan@act.gov.au)

**Mirvac Submission on Draft Variation to the Territory Plan No 329 –  
Weston Group Centre**

Mirvac Property Trust (Mirvac) as owner and manager of Cooleman Court Centre and one of the key stakeholders in the Weston group Centre appreciates the opportunity to comment on DVP 329.

We also draw your attention to the submission made by Mirvac in August 2012 to the Weston Group Centre Master Plan.

Mirvac has been a strong supporter of Canberra for many years. We maintain a significant presence in other parts of Canberra, and take an active interest in proposed planning changes affecting these properties.

Mirvac have actively participated in all of the various planning studies and community consultations that have been undertaken by the ACT Government over recent years regarding Weston Group Centre.

We have also been in dialogue with representatives from the ACT Government for many years regarding the future of Cooleman Court and the potential to expand commercial facilities into adjacent land.

Mirvac supports the broad thrust of DVP 329 but seeks to make the following comments on the draft Plan:

1. DVP 329 endorses the **role of Cooleman Court and Weston Group Centre** as providing a wide range of retail and other commercial and community services for Weston Creek and a wider catchment including parts of north Tuggeranong and increasingly the new residential areas of Molonglo.

Notwithstanding the comments on page 4 of the DVP report (site description), we consider that a revitalised Cooleman Court will continue to provide services to Molonglo beyond the opening of new commercial space in that area. Hence the support from Mirvac for scope to expand its retail offer by way of the opportunities provided in DVP 329.

2. Expansion of the **CZ1 commercial core** is strongly supported by Mirvac as it facilitates opportunities for an expansion of commercial activity in the Group Centre commensurate with a stronger and more viable commercial centre.

The proposed expansion is also consistent with presentations made by Mirvac regarding plans to invest in an expansion of our shopping centre in a manner that can implement many of the urban design objectives outlined in the Mawson Master Plan, thus helping implement the ACT Government's wider objectives of new investment in Canberra, job growth and urban renewal.

Notwithstanding the above, we also propose that the eastern boundary of the CZ1 zone on DVP 329 be moved marginally further to the east (towards the drainage line) to facilitate the best design outcome for an expanded Cooleman Court footprint.

3. We note the advice from EPA regarding a prohibition on zoning of Block 2 Section 75 for **Community activity centre, community theatre and indoor recreation facility**. The existing community centre plays an important role in the daily life of Weston Group Centre, but has been in place for many years and is in need of replacement with a more appropriate and suitable structure. Ideally this would mean relocation of the facility to a site immediately adjacent to the Centre, and construction of a new facility prior to relocation to maintain continuity of operations.

The advice from EPA is therefore a disappointing outcome given the opportunity offered by this site to relocate and rehouse the existing community facility on the site in a new facility (albeit with appropriate noise mitigation) with minimal disruption to current operations.

Retention of the community hub on the existing site will reduce the scope for expansion of commercial activity adjacent to Cooleman Court and create disruption to the operations of this community facility in any attempt to incorporate it into an expansion of Cooleman Court.

In the event that a suitable site on Section 75 cannot be rezoned to include the range of activities included in the existing community centre, planning provision should be made in DVP 329 to enable the kind of innovative model suggested by Mirvac in earlier submissions to Government for a multi-use community hub with residential apartments above to facilitate private sector investment in the provision of new community space.

Mirvac would welcome the opportunity to discuss our comments on DVP329 with EPD at your earliest convenience, and to continue exploring ways to implement the objectives of the new planning policy for Weston Group Centre. Mr Theo van Veenendaal is Mirvac's contact for any discussions and can be contacted on :

We look forward to continuing our productive relationship with the ACT Government to develop and implement the Weston Group Centre Master Plan.

Yours sincerely,



**Susan MacDonald**  
Group Executive, Retail  
Mirvac Retail



**ACT**  
Government  
Environment and Planning

# Weston Group Centre

## Master Plan



DECEMBER 2014



ISBN: 978-1-921117-36-7

© Australian Capital Territory, Canberra 2014

This work is copyright. Apart from any use as permitted under the *Copyright Act 1968*, no part may be reproduced by any process without written permission from: Director-General, Environment and Planning Directorate, ACT Government, GPO Box 158, Canberra, ACT 2601.

Telephone: 02 6207 1923

Website: [www.environment.act.gov.au](http://www.environment.act.gov.au)

Printed on recycled paper

### **Accessibility**

The ACT Government is committed to making its information, services, events and venues as accessible as possible.

If you have difficulty reading a standard printed document and would like to receive this publication in an alternative format, such as large print, please phone Canberra Connect on 13 22 81 or email the Environment and Planning Directorate at [epd\\_communications@act.gov.au](mailto:epd_communications@act.gov.au)

If English is not your first language and you require a translating and interpreting service, please phone 13 14 50.

If you are deaf, or have a speech or hearing impairment, and need the teletypewriter service, please phone 13 36 77 and ask for Canberra Connect on 13 22 81.

For speak and listen users, please phone 1300 555 727 and ask for Canberra Connect on 13 22 81.

For more information on these services visit <http://www.relayservice.com.au>



# Contents

<b>Executive summary</b>	<b>1</b>
<b>1. Introduction</b>	<b>3</b>
1.1 The importance of the master plan	3
1.2 Study area	3
1.3 Master plan process	3
<b>2. Planning context</b>	<b>5</b>
2.1 Strategic planning	5
2.2 Statutory planning	7
2.3 Spatial context	7
<b>3. Background and analysis</b>	<b>11</b>
3.1 Community engagement	11
3.2 Land use	11
3.3 Public realm	17
3.4 Transport	17
3.5 Environmental sustainability	18
<b>4. Challenges and opportunities</b>	<b>21</b>
4.1 Challenges	21
4.2 Opportunities	21
<b>5. The master plan</b>	<b>25</b>
5.1 Master plan structure	25
5.2 Vision	25
5.3 Planning principles	26
5.4 Spatial framework	27
5.5 Precinct character	28
5.6 Strategies and planning policies	30
<b>6. Recommendations for Implementation</b>	<b>49</b>
6.1 Implementation mechanisms	49
6.2 Possible development sequence	49
6.3 Land use – proposed future developments	54
6.4 Public realm – proposed improvements to public places	57
6.5 Transport – proposed improvements to connectivity	61
<b>7. Next steps</b>	<b>65</b>





## Executive summary

The Weston Group Centre Master Plan sets the long term vision and the planning guidelines for the centre's future development. The master plan sets out what is important about the Weston group centre and identifies opportunities for enhancing the qualities of that place. It identifies opportunities for growth while maintaining the centre's unique character.

The master plan responds to the broader strategic planning policy for the ACT and background analysis on issues and opportunities in the centre. Extensive community engagement was held throughout the master plan process, in particular with Weston Creek residents, local businesses, community groups, ACT Government agencies and private interest groups. Background analysis and the community engagement process helped to identify priorities for improving the centre to meet the community's needs now and into the future.

This master plan incorporates the ACT Government's broader metropolitan policy including planning, transport and environmental measures to create opportunities for change. To ensure long-term environmental, social and economic security, it is necessary to understand the trade-offs required to create a sustainable environment.

The master plan seeks to address the following local challenges identified during community engagement and background analysis:

- the quality of the public domain and lack of outdoor meeting spaces in the centre
- traffic and pedestrian connectivity in and around the centre
- provision of community facilities in the centre
- the transitional impact of the Molonglo Valley on the centre in terms of facilities, services and parking, and
- the need to adjust to changes in demand as facilities are developed in the Molonglo Valley.

The vision for the Weston group centre is drawn from the community, which envisages the centre as:

*An attractive village in the valley with pleasant and safe surrounds to enjoy, convenient access to shops and services, a sustainable built environment and opportunities for all to socialise and participate in community life.*

The key actions identify opportunities for private and public sector investment, and improvements within the centre. Where capital investments are identified they will be subject to consideration by the ACT Government through future budget processes.

Key actions proposed for the Weston group centre include:

- retaining community facilities and services close to the retail core
- allowing for the possibility of retail expansion in the centre
- improving pedestrian safety and reinforcing pedestrian and cycle connections in the centre
- integrating the frequent rapid bus network into the centre
- providing more housing choice close to services
- enabling more people to enjoy the landscape setting and amenity
- upgrading Brierly Street and Trenerry Square for more pedestrian activity and amenity with wider footpaths, improved landscaping and social gathering spaces (Figure 1)
- further progressing the land release for an additional service station for Weston Creek and Molonglo Valley residents, and
- providing additional short and long-term parking spaces and integrating additional car parking in conjunction with future development.



Figure 2: Study area





# 1. Introduction

## 1.1 The importance of the master plan

A master plan defines what is important about a place and identifies opportunities for preserving and enhancing the quality of that place. This master plan provides a vision, a spatial framework and strategies to guide the development of the Weston group centre over the next 20+ years. The master plan is a non-statutory planning document. However, once endorsed by the ACT Government, it will be translated into a precinct code to be incorporated into the Territory Plan, the key statutory planning framework in the ACT.

The Weston Group Centre Master Plan responds to broader strategic planning policies for the ACT and background analysis on issues and opportunities in the centre. Extensive engagement was held throughout the master plan process in particular with Weston Creek residents, local businesses, community groups, ACT Government agencies and private interest groups. Background analysis and the community engagement process helped to identify priorities for improving the centre to meet the community's needs now and into the future.

## 1.2 Study area

The Weston group centre's study area (Figure 2) is approximately 38 hectares. It is bounded by Streeton Drive to the west, Hindmarsh Drive to the south, Namatjira Drive to the east and Hilder Street to the north. The study area includes Weston Oval and the community hub to the north, the Weston Club and community centre to the south.

The commercial area is divided by Brierly Street (Figure 3) with the shopping centre, Cooleman Court, to the east and the services area to the west, which includes small-scale businesses.

When Weston Creek was first established, its population was younger as is generally the case for newly established suburbs. Its current population is approximately 23,000 people with a slightly older demographic profile than the rest of Canberra.

At present the Weston group centre is a busy, vibrant centre providing a wide range of shops and services. The centre was developed in the 1970s, with the architecture reflecting this period. Over time there have been changes to services and facilities, however the public spaces have remained largely unchanged.

The public areas in the centre appear worn, with few attractive spaces in which to meet. The commercial centre is enhanced by the open space and recreation uses, community uses and clubs, and is supported by transport facilities and services.

## 1.3 Master plan process

The master plan process is shown in Figure 4, which lists the stages of the master plan process, summarises the engagement and outlines the deliverables for each stage.

### 1.3.1 Community engagement

Ongoing engagement and discussion with stakeholders and the community of Weston Creek formed a key part of the master plan process. It helped identify what is important about the centre and how its quality can be conserved and enhanced. Overall more than 1000 people attended various meetings, filled in surveys or took part in conversations during the course of the master plan process. Input and feedback from the community was gathered during public workshops, through the use of surveys, information displays, feedback forms, 'meet the planners' sessions, stakeholder reference group meetings and individual meetings.

Three community engagement outcomes reports have been released which provide detailed analysis of the approach, processes and feedback received during each stage of the master plan study.

**Figure 3: Brierly Street**





**Figure 4: Master plan process**

STAGE	TASK	DELIVERABLE
<p><b>Identifying issues</b></p> <p>Public information session, community survey and public ideas workshop <b>November 2011</b></p> <p>Business and lessees meeting <b>February 2012</b></p> <p>Youth engagement with Stromlo High School students <b>March 2012</b></p>	<p>Gather ideas for a centre vision and identify issues</p> <p>Complete background research and site analysis</p>	<p>Information session and ideas workshop outcomes</p> <p>Preliminary findings from public ideas workshop</p>
<p><b>Design options</b></p> <p>Public design workshop <b>April 2012</b></p> <p>Stakeholder reference group meetings</p>	<p>Refine issues, strengths, weaknesses, opportunities and threats (SWOT)</p> <p>Develop different design options</p>	<p>Public design workshop outcomes</p> <p>Draft vision, outcomes, principles and preliminary design ideas</p>
<p><b>Preliminary master plan</b></p> <p>Information and display <b>July/August 2012</b></p> <p>Stakeholder reference group meetings</p>	<p>Outline strategies and preliminary ideas</p>	<p>Engagement outcomes report 1</p> <p>Preliminary master plan</p> <p>Refined vision, outcomes, principles and design ideas</p>
<p><b>Draft master plan</b></p> <p>Information and display <b>June/July 2014</b></p>	<p>Draft master plan available for public comment</p>	<p>Engagement outcomes report 2</p> <p>Input to inform final master plan</p> <p>Draft master plan</p>
<p><b>Master plan</b></p> <p>Finalisation <b>end 2014</b></p>	<p>Consider feedback on the draft master plan</p> <p>Produce final master plan and obtain ACT Government endorsement</p>	<p>Engagement outcomes report 3</p> <p><b>Final master plan</b></p>
<p><b>Precinct code</b></p> <p>Information and display <b>early 2015</b></p>	<p>Produce draft precinct code to be available for public comment</p>	<p>Draft precinct code early 2015</p> <p><b>Final precinct code 2015</b></p>



## 2. Planning context

### 2.1 Strategic planning

The master plan is a strategic policy document that seeks to translate the ACT Government's broader metropolitan policies at a local level. The following section outlines the policy context that influences the Weston group centre.

#### 2.1.1 The ACT Planning Strategy

The ACT Planning Strategy (2012) responds to the changes in ACT's economic, demographic and environmental circumstances. The strategy outlines a series of directions that will create a more sustainable city:

- focusing urban intensification in town centres and group centres supported by public transport to improve the vibrancy of centres
- improving the urban quality and liveability of Canberra
- managing the land and natural resources of the area to conserve where appropriate and to manage growth to ensure a prosperous region
- supporting convenient access to a range of facilities, services and opportunities for social interaction by reinforcing the role of group centres as community hubs.

#### 2.1.2 Transport for Canberra

Transport for Canberra (2012) seeks to integrate urban planning and transport to improve services in Canberra over the next 20 years. The key policy directions include:

- integration of land use and transport through the Frequent Network of public transit corridors
- make walking and cycling the easiest travel options to encourage active travel
- strategic management of the road network and parking.

#### 2.1.3 Climate change action plan

AP2: A New Climate Change Strategy and Action Plan for the ACT (2012) is the ACT Government's strategic policy on climate change. AP2 guides the Territory's strategy to reduce greenhouse gas emissions by 40% of 1990 levels by 2020 and to transition the ACT to zero net emissions by 2060.

AP2 provides a pathway to achieve emission reductions through energy efficiency and increased use of renewable energy. It also identifies opportunities for improved environmental performance of buildings and infrastructure.

The projections for the ACT and region are for an increasingly hotter and drier climate with more extreme weather events. Since 2009 the ACT Government has been taking mitigation actions and assisting the community to increase its resilience.

Examples of significant mitigation measures undertaken by the ACT Government are:

- legislating emission reduction targets for the ACT in 2010: zero by 2060; 80% by 2050, and 40% by 2020 (based on 1990 levels)
- investing in renewable energy sources (solar and wind) to meet the ACT's renewable energy target of 90% by 2020 (introduced in 2013)
- introducing the energy efficiency improvement scheme obliging ACT electricity retailers to help customers save energy
- adopting the Carbon Neutral Government Framework with its target of zero net operational emissions by 2020
- investing in light rail and improving the cycle networks.

#### 2.1.4 ACT Water Strategy

The ACT's new water strategy, ACT Water Strategy 2014–44: Striking the Balance, was endorsed by the ACT Government in July 2014. The strategy incorporates three themes and a detailed implementation plan. It will guide the management of the Territory's water supply, water resources and catchment practices over the next 30 years. It builds on the original ACT Water Strategy, Think Water, Act Water. While the emphasis on the original strategy was on water security following the 2003 bushfires and the Millennium Drought, the new strategy will also focus on improved water quality in lakes and streams and greater community participation in assisting in a number of key components of the strategy such as improving catchment health.





## 2.2 Statutory planning

### 2.2.1 National Capital Plan

The National Capital Plan is the strategic plan for the ACT that is managed by the National Capital Authority. It ensures that Canberra and the Territory are planned and developed in accordance with their national significance. The Territory Plan indicates where designated land exists and is consistent with the National Capital Plan. While there is no designated land within the study area, the area surrounding Weston Creek does include areas of designated land, such as the hills, ridges and buffers that separate Weston Creek and the Woden Valley from other districts.

### 2.2.2 Territory Plan

The Territory Plan is the key statutory planning document in the ACT, providing the framework for the administration of land use and planning in the ACT. The master plan will inform a precinct code for the Weston group centre that will be a part of the Territory Plan. This precinct code will guide future development in the centre through land use and development guidelines.

The centre is predominantly zoned CZ1 (Commercial Core), with associated CZ3 Service zone, CZ6 Leisure and Accommodation zone, CFZ Community Facility zone and PRZ1 Urban Open Space zone (Figure 5).

The CZ1 zoning allows for a great deal of flexibility of use within the commercial core precinct, although it currently restricts building heights to two storeys.

## 2.3 Spatial context

Woden–Weston Creek is an urban district located in south-western Canberra (Figure 6). The initial development of the Woden Valley was between 1963 and 1967. Weston Creek was developed between 1968 and 1974, with the first residents taking up residence in 1969.

The Weston group centre is situated in Weston Creek in the suburb of Weston. The centre is one of three group centres (Weston, Mawson and Curtin) in the Woden–Weston Creek district.

Five local shopping centres in Weston Creek suburbs support Weston Creek residents on a daily basis. Further north-west of Weston is the new district of Molonglo Valley, which is proposed for residential development and commercial centres.

Weston Creek lies in a valley and has assumed its own identity in part because of the geographical separation of a major arterial parkway and a ridge. Weston Creek has always had a strong community identity and has its own community council, separate from that of Woden.

The impact of the January 2003 bushfires in the broader Weston Creek area should be acknowledged for the substantial impact on the suburbs of Duffy, where over 200 homes were destroyed, and Chapman, Holder, Rivett and Weston.

During the firestorm and its aftermath a strong sense of community, friendships and support engendered community spirit and a sense of place.

Since the bushfires there has been significant rebuilding of homes and community links.

The Weston group centre serves as a key social and economic hub for Weston Creek, offering a range of facilities, services and employment (including the Cooleman Court shopping centre), including:

- Aged care (4 facilities)
- Childcare centre (1 facility)
- Community facility (3 facilities)
- Preschool (1 facility)
- Licensed club (2 facilities)
- Service station (1 facility)
- Health and allied health (12 facilities)
- Indoor recreation (3 facilities)
- Tennis courts, oval and skate park
- Parkland
- Place of worship (4 facilities) in addition, faiths that share other facilities (3)
- Weekly and daily shopping including a full-line supermarket.



Figure 6: Spatial context





The broader spatial context of the master plan takes into account the wider area of Weston Creek, including the Molonglo Valley, in terms of demographics, social planning and retail economics and how this influences the Weston group centre study area.

The Molonglo Valley district is currently being planned and developed to accommodate up to 55,000 people over the next 20–30 years. This will bring transitional pressure on the Weston group centre until the Molonglo commercial centre is operational. This centre is expected to commence operations within the next ten years, subject to population growth and housing demand in the Territory. In the interim, Molonglo Valley residents will use other centres for shopping and services. After the Molonglo commercial centre is built, the majority of Molonglo Valley residents are expected to use their local centre. The site for the Coombs local centre in the Molonglo Valley, consistent with the government's land release program, is anticipated to be released in 2014–15. Development of this site will include a supermarket, which may alleviate the pressure on the Weston group centre.

To ensure the long term viability of the Weston group centre, the master plan recognises the importance of understanding the impacts of the Molonglo Valley development on the Weston group centre before and after the Molonglo commercial centre is built and how to address these impacts.

### **From community feedback - what is valued by the Weston Creek community**

*Village atmosphere, a combination of the centre's unique landscape setting, the 'human' scale built form and an active, close-knit community creates a distinctive feel and local identity.*

*Convenient easy vehicular access to the centre, free car parking and the mix of retail, community, health and recreational services close by are convenient to use every day.*

*Diversity in retail, good retail facilities with diverse little shops and local traders in addition to supermarkets make the centre a convenient 'one-stop-shop' in the Weston Creek area.*



*Artist's impression of a possible upgrade to Trenerry Square*



## 3. Background and Analysis

### 3.1 Community engagement

Some of the key messages from the community and stakeholders for the master plan were:

- Provide safer and easier access to the services in the centre by improving major intersections, footpaths and cycle lanes in the centre, more frequent bus services and more long-term and short-term car parking.
- Improve the quality of the public realm and its amenity for people, in particular related to Brierly Street, Trenerry Square, the surface car parks, the Weston Creek 'green spine' and the Weston Oval.
- Renew tired facilities and invest into the centre's services, in particular car parking, a new community centre, and various indoor and outdoor meeting and recreation spaces.
- Retain community and health services close to the retail core.
- Integrate residential development for a more active and vibrant centre. This view was well supported but also a source of diverse views.
- The proposal to allow building heights of four to six storeys received mixed responses.

Further information on feedback from previous stages of consultation can be found in the three engagement outcomes reports, available on [www.act.gov.au/weston](http://www.act.gov.au/weston).

### 3.2 Land use

#### 3.2.1 Population

Over time there have been changes to the demographic profile of Weston Creek. After a peak population in the mid-1980s of around 28,800 people, the Weston Creek population has now stabilised at about 23,000 people. The area has a slightly older population than the whole of Canberra. The projected demographic structure for the Weston Creek district suggests the population will continue to age, with 16.4% of Weston Creek residents aged over 65 years compared to 10.5% for the ACT and 13.8% nationally (Figure 7). There is a concurrent trend being experienced with a slight increase in the proportion of 0–4 year olds between 2006 and 2011.

This reflects the life cycle change being experienced in some parts of Weston Creek with younger families replacing older residents.

Figure 7: Facts about Weston Creek

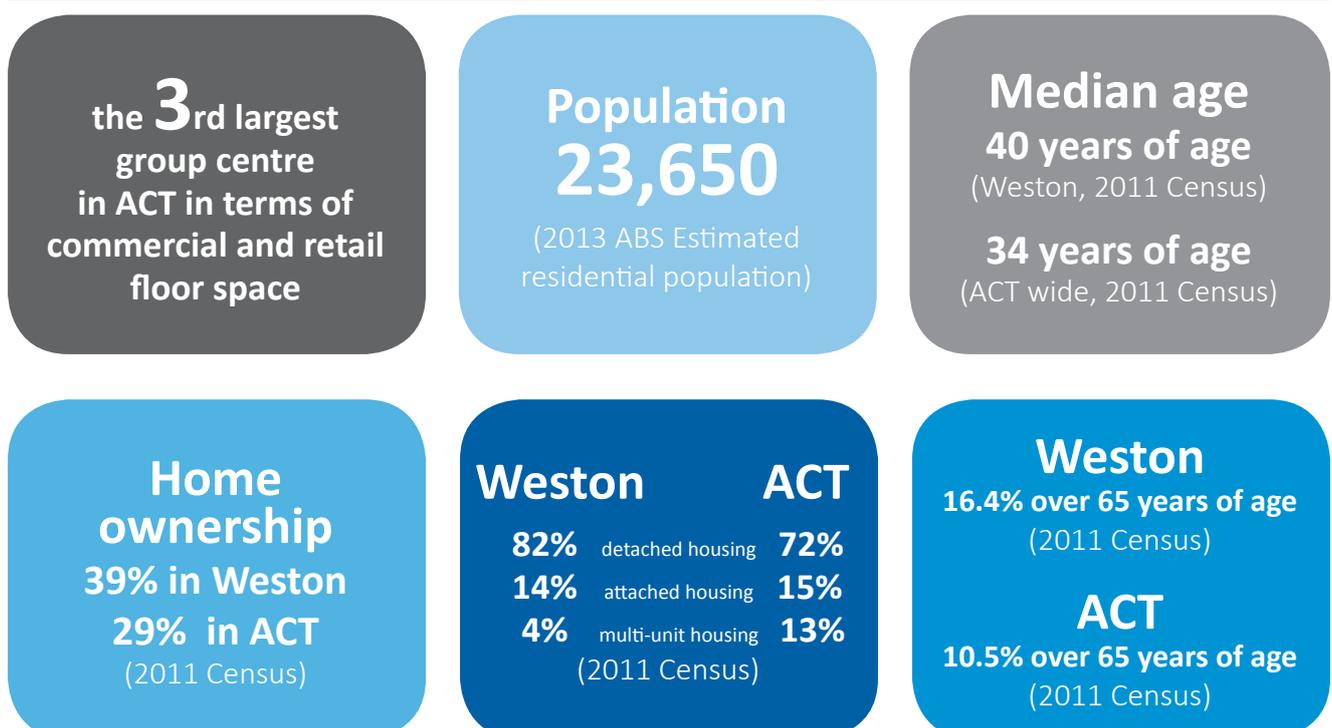




Figure 8: Analysis





The need to support an older population has implications for the provision of facilities and services. The new community of the Molonglo Valley is expected to differ from the established Weston Creek community and is anticipated to be populated by a much larger proportion of younger people than Weston Creek. The design of the public realm for the Weston group centre will need to consider the needs of a diverse population and respond to issues such as mobility and access.

### 3.2.2 Employment

The labour force size and industry employment types within the Weston group centre are commensurate with, and typical of, its status as a group centre within the hierarchy of metropolitan centres. The primary role of group centres is to provide weekly grocery shopping opportunities, business and community services (e.g. clubs) to the neighbourhood group of suburbs, a catchment of about 15,000–20,000 people.

With a stable resident population of 23,000 the district of Weston Creek supported a group centre work force of approximately 1,100 in 2011. This represents approximately 0.5% of the total ACT workforce, which was estimated at 222,000 in 2011. The group centre workforce is largely local with a majority commuting from localities within Weston Creek.

The predominant industries of employment within the Weston group centre accord with the centre's primary role: retail (25%); accommodation and food (20%); health care and social assistance (16%); miscellaneous services (7%); and professional, scientific and technical services (32%).

However, while public administration employed over one third of the ACT workforce in 2011, it accounted for less than 2% of the Weston group centre workforce in 2011 (ABS 2011 Census of Population and Housing).

### 3.2.3 Site analysis

The centre has distinct areas of character; the commercial core area, the services area, the recreation area and the community areas. These areas are defined by their uses, built form and landscape and streetscape. The commercial core area represents the shopping mall (Coleman Court), smaller businesses and the two main surface car parks. The services area contains smaller businesses to the west of Coleman Court and the recreational areas include the Weston Creek overland flow path and the Weston Oval. The community areas are to the east and north-east of the centre (Figure 8).

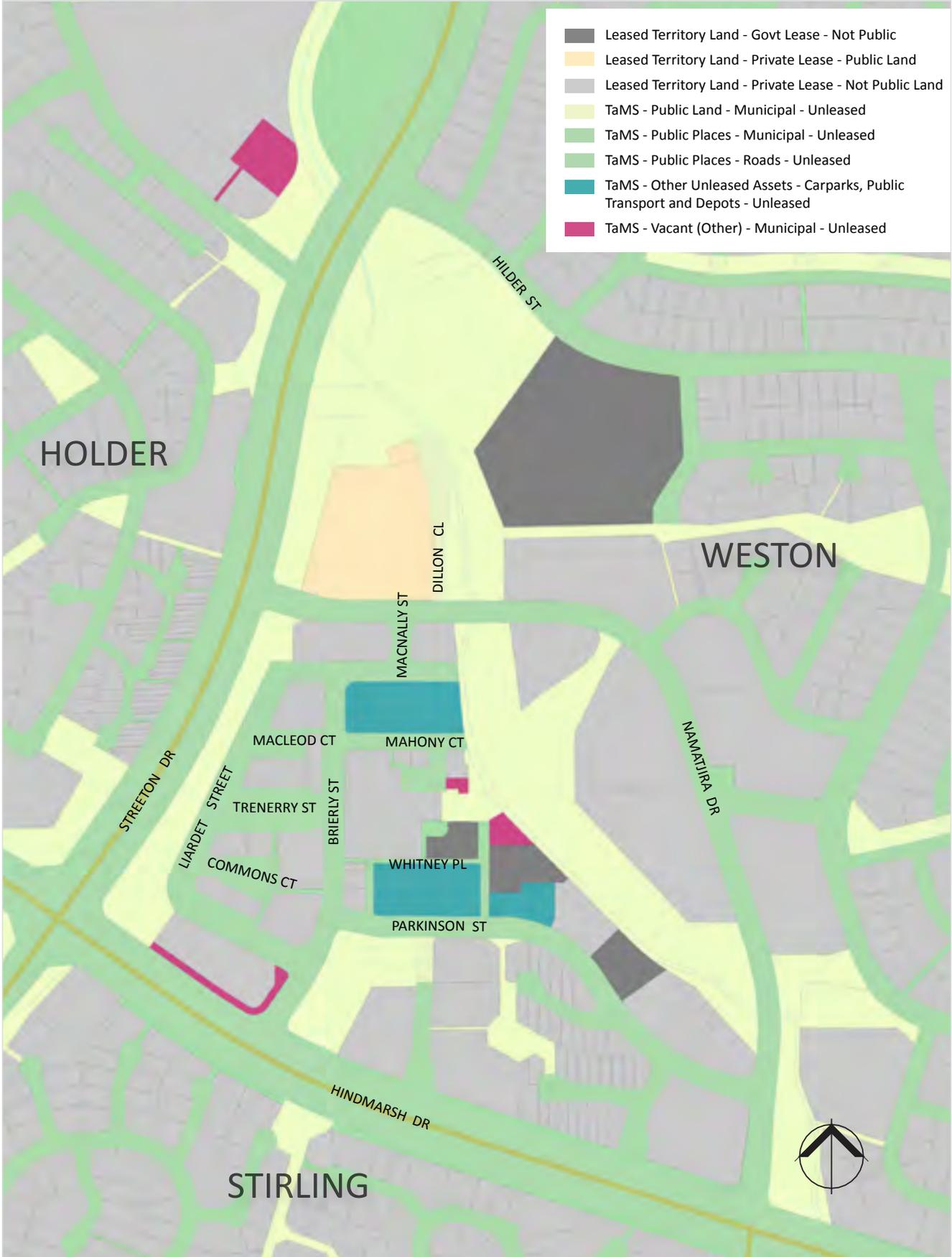
Most of the centre was constructed in the 1970s with buildings predominantly one or two storeys in height. Coleman Court has entrances from the north and the south off two large surface car parks and an entry from Brierly Street. The shopping centre has large blank walls to Brierly Street and to the north onto Mahony Court, offering little or no activity (Figure 9). It lacks visual and physical connection to the Weston Creek overland flow path and open space. The southern entry contains the majority of the active shop fronts. The entrances to the group centre are not clearly defined, however there is the potential to correct this and integrate key features with future urban development.

**Figure 9: Long blank wall along Brierly Street**





Figure 10: Land ownership





The services area has the smaller scale development of small businesses, restaurants, offices and shops and service trades in the centre. The services area is built around three courts and provides shop fronts facing onto Brierly Street and the central court known as Trenerry Street. The other two courts are primarily for service access and car parking. Brierly Street and Trenerry Street contain on-street shopping for the group centre.

Brierly Street is the main street through the centre, connecting Hindmarsh Drive to Liardet Street and Streeton Drive. Trenerry Square is adjacent to Coleman Court, however the pedestrian connection across Brierly Street has poor amenity with blank walls in some areas (Figure 9).

Community uses are located to the east along Parkinson Street, with the community centre and health building immediately adjacent to Coleman Court. Coleman Court is the meeting place for many people, but there are limited places for people to meet outside commercial premises. The seating area adjacent to the community centre has limited amenity and poor visibility. Further recreation and community uses extending to the north across Namatjira Drive include the Weston Oval, a scout hall, a skate park and the Weston Community Hub. Some areas to the north of Namatjira Drive have limited pedestrian connections to the rest of the centre, lack activity and are prone to vandalism.

Surface car parking provides convenient access to the centre but creates a poor pedestrian environment. In particular, pedestrian access from the northern car park into Coleman Court crossing Mahony Court lacks clear and safe pathways as it is the main loading zone.

Many shared paths provide good walking and cycling access from the surrounding residential areas, including a shared path system which runs along the Weston Creek overland flow path. However, the inner area around the commercial centre is not as well connected and pedestrian access is lacking across some main intersections and streets.

The centre has a substantial amount of green open space including recreational areas, overland flow paths and urban open space, particularly to the north of Namatjira Drive. The existing road structure and buildings in the centre do not capture the attractive vistas to the surrounding hills and green space.

Natural features in the area include the Weston Creek overland flow path and the overland flow path along Streeton Drive. The Weston Creek overland flow path also contains underground stormwater and sewer infrastructure. The infrastructure potentially limits development in the centre including the sewer line which runs underneath Weston Oval.

The rocky area to the east of the centre is the highest point of the study area and could be better utilised. The playground adjacent to the Weston Creek overland flow path is not well connected to the rest of the centre and has poor visibility. The planting along the Weston Creek overland flow paths and the oval is largely remnant eucalyptus and native planting. Territory and Municipal Services Directorate (TAMS) has commenced a species change for the eucalypt street trees on Brierly Street and Trenerry Square. When replacement street tree planting is undertaken ornamental pears are being substituted for the eucalypts.

### 3.2.4 Land Ownership

The ACT Government owns a large amount of land in the centre including urban open space easements, recreation spaces and community land uses such as the community centre, childcare centre, the community hub, the health building and the two large surface car parks (Figure 10). The privately leased land is a combination of unit titled buildings and buildings with a single owner.

### 3.2.5 Community

The community uses, including the community centre and the health building, are currently close to Coleman Court. Both Coleman Court and the community uses benefit from this relationship. However, some of the key community facilities located in the centre lack flexibility and the ability to expand to respond to growing and future needs.

There may be an initial demand on the Weston group centre and its services from the residents of the Molonglo Valley until facilities and services are provided in the Molonglo Valley. Molonglo Valley residents may use Weston Creek's facilities along with other centres during the transitional period including medical services, maternal health and child care.

In time this demand will change and the Weston group centre will need to retain its viability after this transitional period.



Future demand by Weston Creek residents could be for a range of age-related facilities and services, including day respite care, residential accommodation and other support services that facilitate ageing in place.

Where these services are not provided locally, Weston Creek residents will continue to access them, and other services, from existing and nearby centres including Woden Town Centre and centres in the Molonglo Valley.

The Weston Community Hub provides accommodation for a range of community groups. These organisations deliver services to the residents of Weston Creek as well as to the broader population of Canberra. There is a hall at the community hub that is available for use by the community. Use of the Weston Neighbourhood Hall at the Weston Community Hub is managed by the Weston Creek Community Association who manage the Weston Creek Community Centre. The community hub complements the hall and other meeting rooms available at the Weston Creek Community Centre.

### 3.2.6 Residential

There is currently little residential development within the centre and, as a result, there is limited night-time activity.

Clubs and restaurants create some night-time activity, although this is in specific locations, leaving other areas unused and with little passive surveillance.

While there is a lack of diversity in housing choice and places to live in the centre, there is a demand for a broader range of housing choice other than suburban living. This offers an opportunity to provide dwellings for people wanting to age in their community or young couples and singles wanting more affordable and alternative housing choices.

### 3.2.7 Commercial and retail

The Weston group centre is the third largest group centre in Canberra in terms of retail and commercial space, servicing primarily the residents of Weston Creek. Cooleman Court (Figure 11) contains a full-line supermarket and a smaller supermarket.

Economic analysis indicates that Weston group centre could accommodate additional retail uses including another supermarket and some further non-food retail, creating greater competition. This modelling indicates such an expansion will be sustainable after the Molonglo commercial centre is built, due in part to catchment areas and also to predicted changes in shopping behaviour in the community.

**Figure 11: Cooleman Court southern entrance**





### 3.3 Public realm

The public areas of the Weston group centre, particularly the commercial area, are aged and lack quality spaces for people to meet and spend time. Existing meeting spaces have poor orientation and design. The public areas are generally unattractive, do not provide comfortable outdoor public spaces for people to sit and linger, are unprotected from the weather and are generally comprised of hard materials. Some places have poor connections to the centre and poor visibility. Directional signage in the centre is also limited.

The built environment is inward facing with a lack of connection to the natural areas in the centre. Blank walls in the central areas create a lack of active frontage to main pedestrian routes, limiting outdoor dining and gathering opportunities. Car parking dominates the centre and loading areas create conflict with pedestrian connections into the centre.

The Weston Oval is disconnected from the main centre, is currently not irrigated and is unusable for formal sport and recreation. There is little activity surrounding the oval and the skate park provides the only passive surveillance to this area. The oval and some adjacent areas are under the 100 year peak flood level and are sometimes flood affected.

## 3.4 Transport

### 3.4.1 Car parking

There will be an increased demand for car parking and public transport during the transitional period while Molonglo Valley residents use the Weston group centre. However the parking demand is expected to revert to mainly Weston Creek residents' use of the centre in the long term.

To understand the demand on the centre, car parking surveys were undertaken on a public service pay week on Thursday morning, Friday evening and Saturday morning. The surveys found the large north and south car parks are at 84–89% peak capacity and the parking around the services area is 69% peak capacity during peak times. The average capacity for the centre as a whole is 76%.

The overall existing car parking in the centre exceeds demand, however the larger surface car parks are under pressure at peak times.

There is a large portion of long-stay parking within the two large north and south car parks adjacent the centre.

The two large car parks have approximately 500 car parking spaces servicing Cooleman Court. Any development on these car parks may have to replace public car parking and also provide for the proposed development's car parking needs. Future development proposals would need to consider opportunities for temporary parking arrangements and be consistent with government policy at the time.

### 3.4.2 Service station

There is currently only one service station in Weston Creek, which is located in the centre on Brierly Street. Demand for it often results in cars queuing down Brierly Street, causing traffic impacts and delays.

### 3.4.3 Public transport

Current bus services connect the centre to the City, via Woden Town Centre, and to Weston Creek suburbs. Bus stops are currently located in Brierly Street and Parkinson Street. Some of the existing bus infrastructure needs upgrading in order to accommodate further services.

The centre is well situated to take advantage of improvements to the bus network as it is connected to major arterial roads, Hindmarsh Drive and Streeton Drive. It is also on the future Frequent Rapid public transport network connecting Woden and the Molonglo Valley.

### 3.4.4 Active travel

The centre is connected to adjoining residential areas through a good shared path network that includes a series of underpasses. However these underpasses are not well lit. There are some areas, such as Holder, which have poor pedestrian access to the centre despite being close. The pedestrian and cycle network within the commercial centre is not as well defined as the network into the centre. There is a lack of safety for pedestrians in some areas in the centre and at some major intersections.



### 3.5 Environmental sustainability

Sustainability is critical to the landscaped and built environment. ACT Government policies and strategies provide guidance for integrating sustainability measures into our urban environment.

The following key environmental sustainability principles are considered in master plans and their implementation.

#### Climate Change

- Mitigation – reduce greenhouse gas emissions by minimising use of fossil fuels for heating, cooling and transport, and increase the efficiency of energy use.
- Adaptation – adapt our urban environments to be resilient to the risk of a changing climate.

#### Resources consumption

- Reduce the amount of land used for the growing city through urban renewal and intensification.
- Reduce the amount of energy and water used in urban environments and invest in green infrastructure.
- Conserve natural and cultural heritage.
- Enhance biodiversity with habitat connectivity.
- Respect and conserve the significant landscapes and features from past eras.

#### Buildings

- Improve the design and construction of buildings.
- Increase choice in housing to meet diverse needs.

#### Urban planning and design

- Reduce reliance on private vehicles.
- Create opportunities for social interactions.
- Integrate passive solar design principles into building and site design.
- Reduce the heat island effect in urban areas.
- Improve microclimate through landscape design.

Master plans provide opportunities to address climate change adaptation at a place-specific scale. The projections for the ACT and region are for an increasingly hotter and drier climate with more extreme weather events.

The place-based risks to people and assets from a hotter and drier climate are heat, severe storms (flash flooding) and bushfire.

To address these risks the interventions may include:

#### 1. Reduce city heat and increase amenity in outdoor spaces for healthy living

##### Mitigation

- » Increase shade trees to roadways and car parks.
- » Use light coloured pavements.
- » Increase shade to pathways and parklands for human comfort and wellbeing.

##### Adaptation

- » Include seats and drinking fountains with water bottle recharge taps.
- » Increase use of vegetation.

#### 2. Reduce city heat and achieve cooler buildings

##### Mitigation

- » Use solar passive design.
- » Use light coloured materials.

##### Adaptation

- » Introduce green infrastructure such as green roofs and walls.

#### 3. Flooding

##### Mitigation

- » Reduce runoff from hard surfaces within the sub-catchment.

##### Adaptation

- » Capture and use rainwater in redevelopment projects.
- » Retrofit roadside kerb and gutter systems into rain gardens.

#### 4. Reduce the risk of bushfire in urban areas

##### Mitigation

- » Initiate an asset protection zone.
- » Ensure no continuity of fuel from the ground to the crown of the tree.

##### Adaptation

- » Plan for emergency service access.



The following opportunities were identified to incorporate environmental sustainability measures in the master plan.

### 3.5.1 Energy

The ACT Sustainable Energy Policy 2011–2020 stated objectives are to achieve: reliable and affordable energy; smarter use of energy; cleaner energy; and growth in the clean economy.

A district energy system could contribute to achieving these objectives and could be commercially viable with a commercial/residential development or expansion. District energy systems produce electrical energy locally and use ‘waste heat’ from electricity generation to heat and cool buildings.

Electricity and/or thermal energy is generated close to where it is used. Energy systems such as cogeneration (electricity and heat) or trigeneration (electricity, heat and cooling) need the combination of commercial and residential uses to be efficient as the load for commercial is during the day and the load for residential is generally out of hours. The use of such energy systems can achieve social, economic and environmental benefits. Subject to future investigation, district energy in Weston could provide an alternative, cleaner energy for the centre and contribute to a sustainable future.

### 3.5.2 Water

Water is an important natural resource that is under significant pressure from population growth and climatic conditions. There is also a need to reduce broader social, economic and environmental costs associated with potable water distribution. The Weston Oval, which is currently a non-irrigated oval, is a good example of the pressures on the water supply in the ACT.

The irrigation for a number of playing fields in the ACT has been switched off due to water restrictions for potable water.

The potable water consumption for domestic or commercial use could be minimised if other solutions were investigated such as the use of stormwater and rainwater.

### 3.5.3 Heat island effect

An urban heat island is a metropolitan area which is significantly warmer than its surrounding areas. The main cause of the heat island effect is from the use of materials which store and radiate heat to the surrounding areas such as concrete and bitumen.

In the public realm the temperature can significantly change the way we use outdoor areas. Urban environments, such as the Weston group centre, contain significant areas of concrete and asphalt in the roads and footpaths. Higher temperatures may be acceptable in the cooler months, but some urban environments can become uncomfortable in summer.

The built environment could be designed to reduce the urban heat island effect with the use of lighter building materials and permeable paving materials and by increasing shade for summer with shading structures and trees on main pedestrian routes and public places.

Wall art on the community centre





## 4. Challenges and opportunities

The challenges and proposed opportunities for the Weston group centre have been identified in Figures 12 and 13. A Strengths Weaknesses Opportunities Threats (SWOT) analysis, presented during community consultation for feedback, informed the challenges and opportunities analysis.

### 4.1 Challenges

The following challenges in the centre create poor amenity and accessibility:

- Surface car parks at the centre create a poor and conflicting pedestrian environment. There is also conflict with pedestrians and vehicles in the loading zones area in Mahony Court.
- The vehicular entry to Trenerry Street off Brierly Street impacts on the pedestrian amenity of Trenerry Square.
- Areas of the established road layout of the centre restrict uses, for example, the Frequent Rapid transport route.
- The centre lacks central outdoor meeting places and landscaping.
- Poor amenity in the public realm is particularly obvious in the commercial part of the centre
- Development is limited by the overland flow paths along Streeton Drive and Weston Creek.
- There are large level changes along the length of the study area, with Weston Oval being the lowest point.
- Some of the northern parts of the centre have limited connections to the commercial centre including facilities such as the community hub.
- There is poor visibility to the Weston Creek overland flow path and the playground adjacent the centre.
- Large areas of blank walls along main streets and pedestrian links prevent active frontages that are attractive and draw pedestrian traffic and activity.

### 4.2 Opportunities

The following proposed opportunities were identified as ways of improving the centre to make it more attractive and accessible for the residents of the area and wider Canberra.

- Improve the amenity of the Weston Creek overland flow path as a 'green spine' and maximise views from the centre.
- Improve links along the Weston Creek green spine to the recreation precinct and the east-west connections.
- Connect pleasant spaces such as the Weston Creek green spine and the rocky knoll to the centre.
- Strengthen the recreation precinct in the north and build on existing facilities such as the skate park and the tennis club, which are well used.
- Plan for Trenerry Square to be upgraded and expanded.
- Create a 'main street' feel for Brierly Street with smaller shops and businesses fronting the street and divert some traffic to Liardet Street.
- Integrate Frequent Rapid transport with mixed land uses and activities.
- Plan for additional car parking in the centre.
- Maximise the social benefits of keeping community facilities located close to the centre.
- Improve community use of the Weston Community Hub with better connections.
- Potentially upgrade Weston Oval for uses such as recreational space or a wetland.
- Better utilise the urban open space at the southern entry to the centre.
- Encourage urban intensification within the centre including residential.
- Locate future 'gateway' development at entry points to the centre.
- Integrate public realm improvements with future development sites.



Figure 12: Challenges

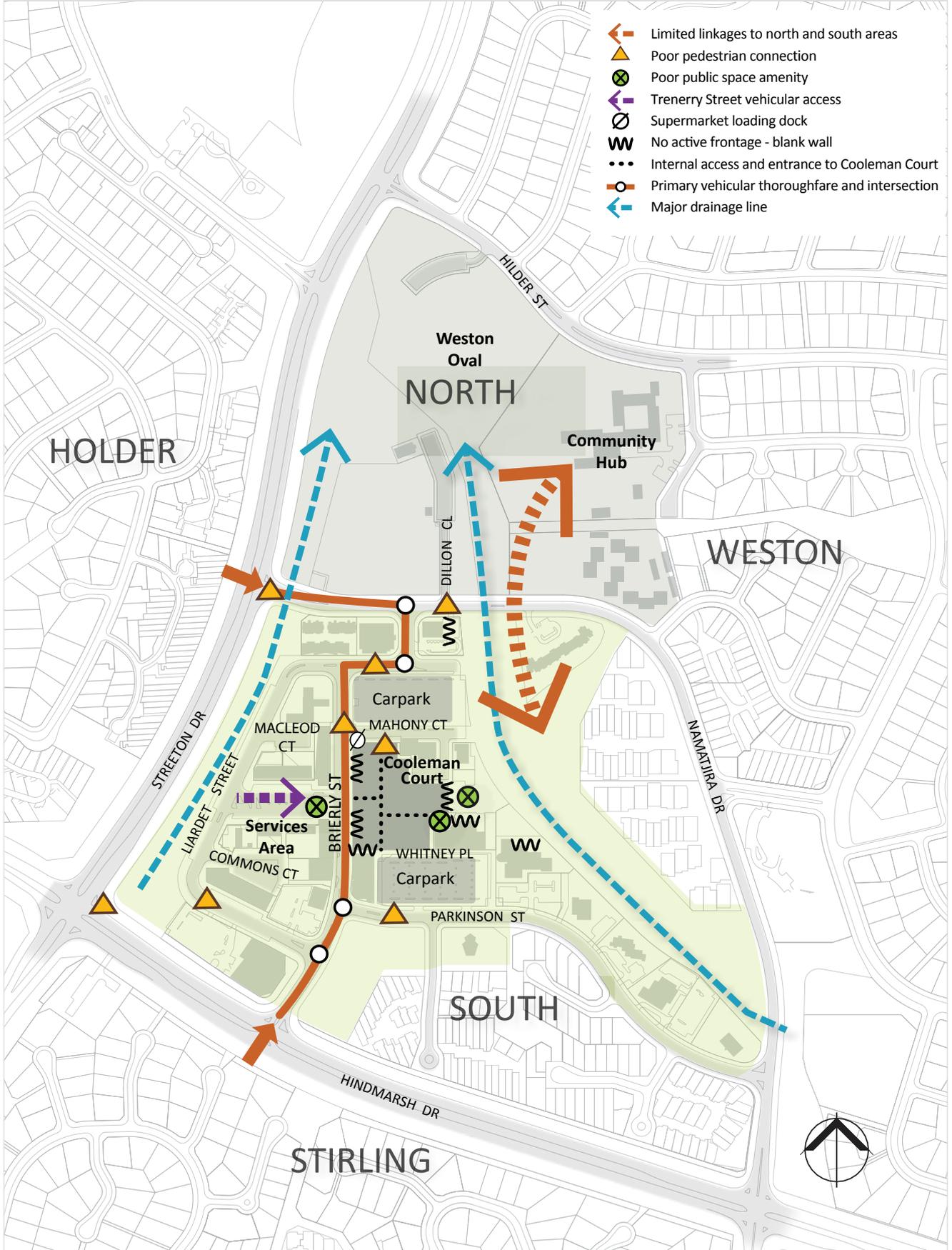
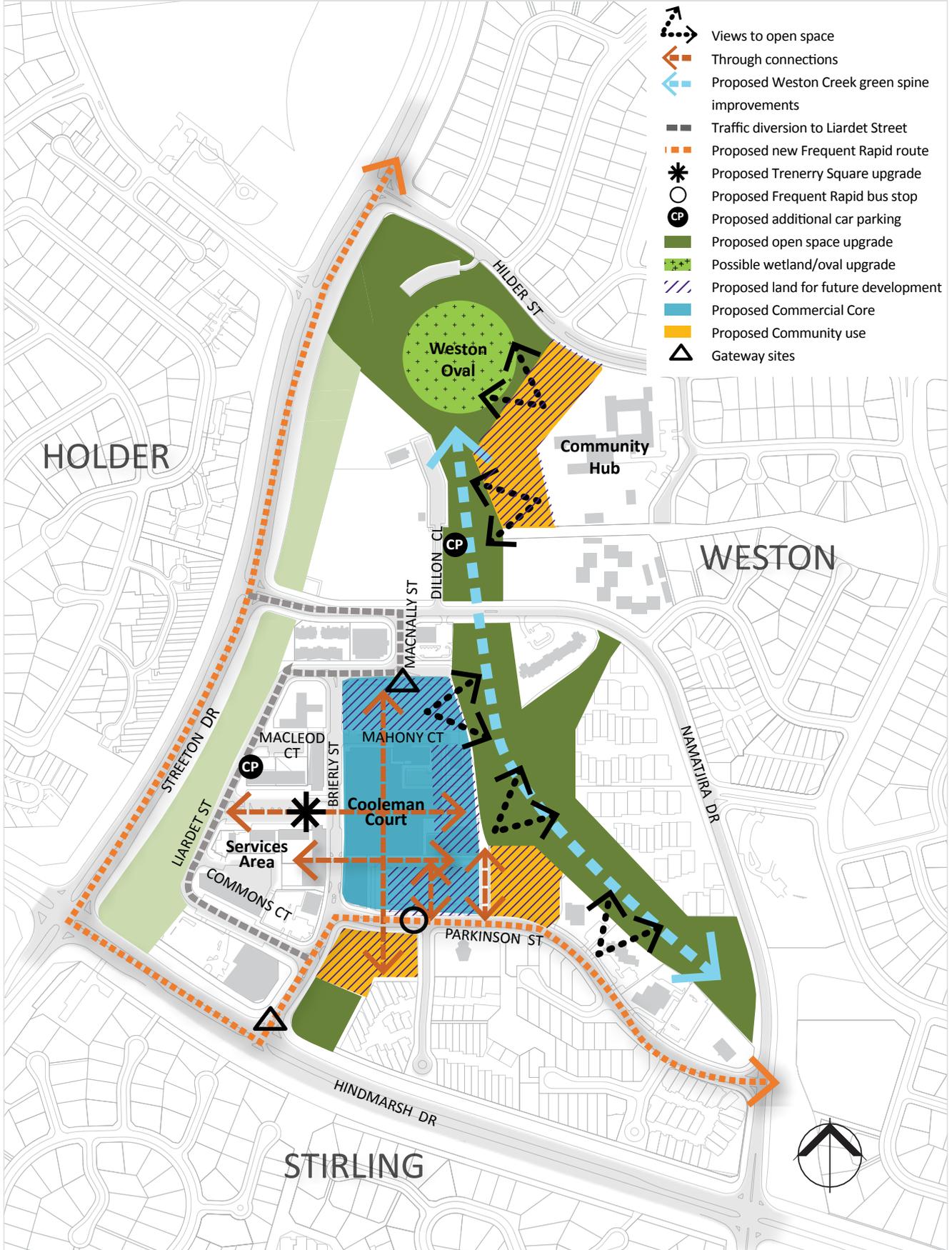




Figure 13: Opportunities



*Artist's impression of a possible upgrade to Briery Street*

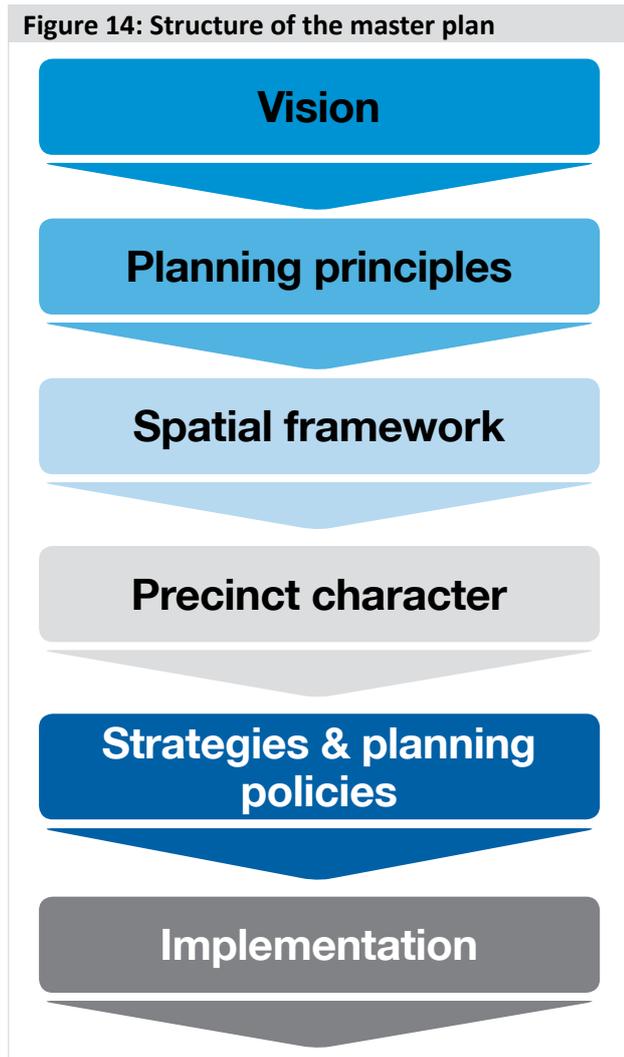




## 5. The master plan

### 5.1 Master plan structure

The master plan structure indicates how the planning framework and design strategies support achievement of the master plan through implementation of the vision and the principles (Figure 14).



### 5.2 Vision

This vision for the Weston group centre was developed with feedback from the community. It captures what is valued about the centre and sets out what the centre could be in the future.

*An attractive village in the valley with pleasant and safe surrounds to enjoy, convenient access to shops and services, a sustainable built environment and opportunities for all to socialise and participate in community life.*



## 5.3 Planning principles

The following five planning principles are applied to guide the implementation of the master plan, its vision and strategies. The principles reflect the desired future outcomes for the centre.

### Principle 1: Enhance the existing character of the centre

Ensure the centre has attractive, safe and welcoming places day and night for everyone to enjoy.



### Principle 2: Ensure the centre is legible and accessible.

Create a centre which is easy to move through because of the legible built form, street pattern and connecting spaces.



### Principle 3: Provide the centre with new opportunities to be prosperous and active now and into the future

Develop a centre which is resilient to changing demand and uses over time while maintaining its identity and vibrancy.



### Principle 4: Create opportunities for sustainable urban design in the centre

Redevelop the centre to create opportunities to live and work in a more sustainable built form with services and public transport in walking distance.



### Principle 5: Cater for diverse community needs in the centre

The heart of Weston Creek is its community. Continue to provide for the diverse needs of young and old, singles and families, and the most vulnerable in our community.

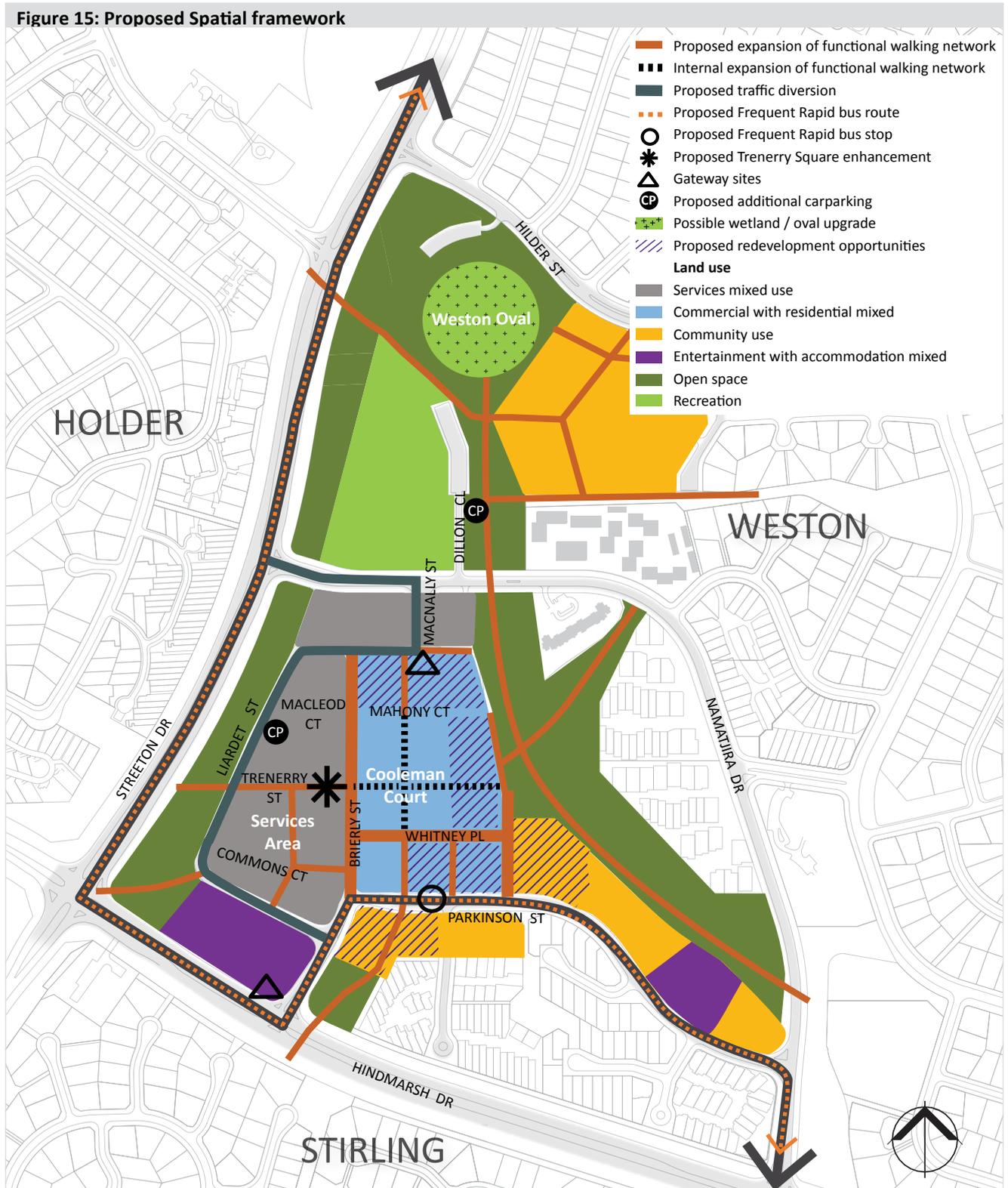




## 5.4 Spatial framework

The spatial framework plan (Figure 15) sets out how the broad structure of the centre could look in the long term (20+ years), and shows how land use, public domain, character and connections could be delivered.

The framework brings together the challenges, opportunities and vision to indicate how Weston group centre could physically adapt over the lifetime of this plan.





## 5.5 Precinct character

Weston group centre has four identified character areas that are shaped by their built form, streetscape and land uses (Figure 16). The master plan seeks to reinforce these areas to ensure they contribute to achieving the vision for the centre. These are the character precincts proposed for the centre.

### Commercial core precinct

The commercial core precinct will be a more active and vibrant place with more diversity in use and building type including mixed use, retail, office and residential. Over time, redevelopment will deliver active uses such as retail and entertainment at the ground floor, bringing pedestrian activity and centre vitality with cafes and restaurants. Brierly Street will have a 'main street' feel. Brierly Street will focus on pedestrian priority with public domain improvements that will encourage traffic to slow along the street and improve the amenity.



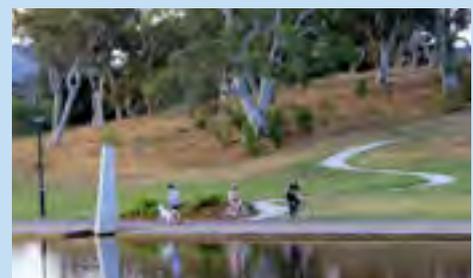
### Services precinct

The character of the services precinct will continue to build on the smaller businesses and shop fronts. This area will be a lower scale than the commercial core precinct and will continue to provide for a diverse mix of employment uses and small businesses. Trenerry Square is a centrally located meeting place where public domain improvements are recommended.



### Recreation precinct

The recreation precinct will continue to be composed of low-scale outdoor recreation uses such as ovals, outdoor sporting facilities and informal recreation use. These spaces will continue to have a natural open space quality with more defined areas for a diversity of users. The area will contain primarily daytime uses with a low level of infrastructure. Public domain improvements will respond to the natural character of the precinct.



### Community precincts

The community precincts will continue to be composed of primarily community uses close to the commercial core precinct, providing strong links and safe access between the commercial core and the community precincts. Further development in this area will address the street and provide passive surveillance to the Weston Creek green spine. Over time uses such as supportive housing or additional community uses may be incorporated to activate the recreation precinct and provide passive surveillance.





Figure 16: Proposed Precinct character





## 5.6 Strategies and planning policies

The proposed strategies and planning policies outline the future direction of the centre. These strategies and planning policies are informed by the vision and planning principles in the previous section. They provide direction and guidance for the future development of the centre over the long term, considering the broad range of issues identified in the background and analysis.

The strategies and planning policies identify opportunities for private sector investment and improvements in the centre. Where capital investments are identified they will be subject to consideration by the ACT Government through future budget processes.

To help inform planning decisions and guide implementation and development in the Weston group centre, four key strategies have been developed. These strategies have regard to the scale, form and address of the public spaces and buildings as well as connections with the centre. The application of these strategies will retain and enhance the special qualities of the centre.

The overall strategies for the Weston group centre are:

- Land use – encourage a mixed use centre
- Built form – enhance the existing environment
- Public realm – encourage high quality design in public places
- Transport – provide for a well connected centre.

Some strategies and planning policies apply to the whole centre including the precincts whilst others apply to individual precincts. The precinct strategies and planning policies are more detailed and specific to each area.

- The commercial core precinct will permit mixed use retail, office and residential and allow for development up to four to six storeys.
- The services precinct will permit small businesses, a mix of uses and generally allow for development up to three storeys.
- The community precincts will continue to allow for community uses and permit development up to two to four storeys as per the Community Facility Zone Development Code.

- The recreation precinct will extend from the Weston Oval to the Weston Creek green spine and allow for ancillary low level development to support continued recreation use.

### 5.6.1 Overall strategies and policies

#### Land use – encourage a vibrant mixed use centre

It is possible to create a diverse and interesting environment by allowing a mix of uses in some areas of the centre, while other areas are seen as maintaining their existing form and functions. The proposed land use diagram (Figure 17) indicates future land uses in the centre.

#### Commercial and retail uses

It is proposed to retain retail and commercial uses at lower levels in the commercial core part of the centre and allow residential above. Building heights in the centre will be raised to accommodate these uses. Cooleman Court would retain two storeys of commercial retail at the lower levels.

A possible expansion to the east of the centre could provide future retail with car parking. This expansion could integrate with the existing centre, improving internal access and connections to the rest of the centre including the Weston Creek green spine.

The proposal to expand the existing centre to the east would allow for development on the northern car park at a later stage for mixed use residential development including basement and podium car parking.

The ACT Government may consider the possibility of alternative energy systems, including district energy, for the Weston group centre for new development and redevelopment in line with AP2: A New Climate Change Strategy and Action Plan for the ACT (2012), and the ACT Sustainable Energy Policy.

The northern site has good connections to existing streets and solar access for residential. Access through the block would be via a laneway or an arcade with active frontages. Mid-block access would be difficult to achieve for pedestrian connections with any large scale retail development on this site.

In the long term the southern car park could be developed for mixed use residential including car parking.



**Figure 17: Proposed land use**





Access from the transport stop to the centre would be via a laneway or an arcade with active frontages. It would not be possible to locate large scale retail on this site as there would be little opportunity for active frontage or access from the transport stop.

The services area will be an area that encourages small businesses with smaller shop frontages opening out onto the street. This area balances the provision of smaller businesses and street shopping available in the centre. Residential use on the ground floor will not be permitted.

The continued presence of entertainment areas and licensed clubs in the centre is supported. It is possible to include accommodation in these areas under the current zoning.

#### Strategy

- Reinforce the commercial core and allow for the continuation of a range of existing uses in the centre.

#### Planning policy

Enhance the existing land uses in the centre by:

- » allowing higher building heights in some precincts to create mixed uses in the centre while retaining generally lower building heights in other precincts to protect and enhance existing uses.

### Community uses

There are a range of community facilities located within the Weston group centre that are managed by the ACT Government. The government will continue to maintain the buildings and services to support Weston Creek and the Molonglo Valley as it grows. New community facilities are proposed as part of the development of the Molonglo Valley; until these facilities come on line, the existing community facilities in the Weston group centre and in the immediate areas, such as Woden, will play an important role in meeting the community needs of the local population.

There is community facility land located close to the commercial core precinct and in the northern area. Community and commercial uses can benefit greatly from being in close proximity.

#### Strategy

- The role of the existing precincts in the centre should be retained and enhanced by retaining community uses close to the retail core.

#### Planning policy

- » Ensure any existing and proposed community uses have good connections to the retail centre and to public transport.

### Recreation uses

Outdoor recreation is maintained in existing recreation areas to the north of Namatjira Drive. This area includes formal and informal recreation. The recreation precinct also contains the Weston Creek green spine which connects the recreation areas to the commercial area of the centre. Informal recreation could be encouraged along the Weston Creek green spine. Indoor recreation is located in the commercial core precinct and the services precinct.

#### Strategy

- Future development within the recreation precinct should promote visibility, access, passive surveillance, activity and be inclusive to the wider community.

#### Planning policy

- » Development in the recreation precinct to be ancillary to recreation purposes, with low building heights.

### Residential uses

The master plan responds to the increasing demand for different housing choice by proposing key sites where mixed use residential and supportive housing can be developed over time within the centre. This includes uses adjacent to the Weston Community Hub. Higher density housing is proposed in the centre to provide convenient access to the range of facilities and services, including transport services the centre provides. Figure 17 indicates the proposed future land uses for the centre.

In future residential developments there are opportunities to minimise the use of potable water through the utilisation of rainwater capture and/or recycling through grey water.

#### Strategy

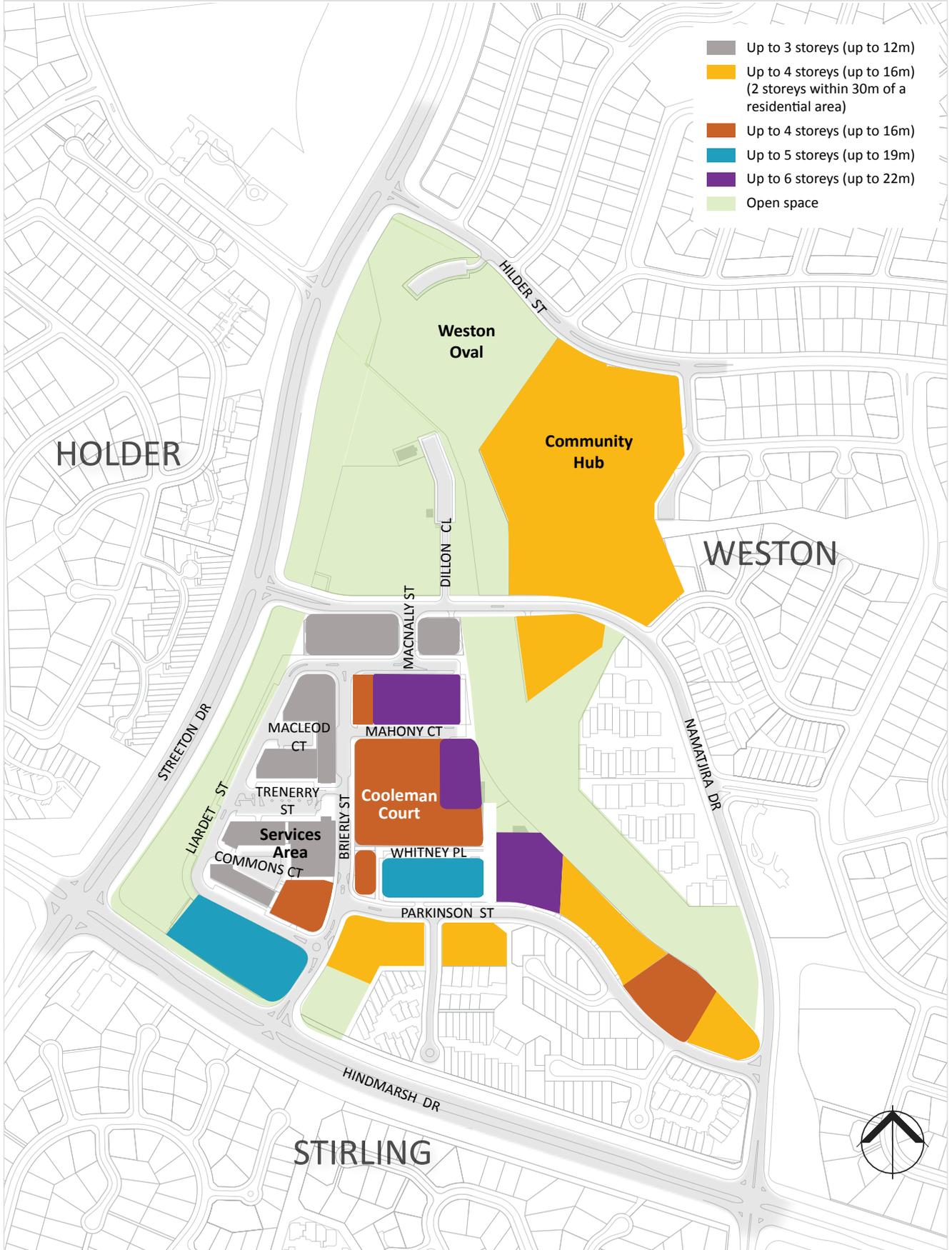
- The role of the existing precincts in the centre should be retained and enhanced by encouraging mixed use development including residential.

#### Planning policy

- » Allow higher building heights of up to four to six storeys (up to 16–22 metres) in key locations in the centre to integrate mixed use residential development and accommodation in the centre



**Figure 18: Proposed building heights**





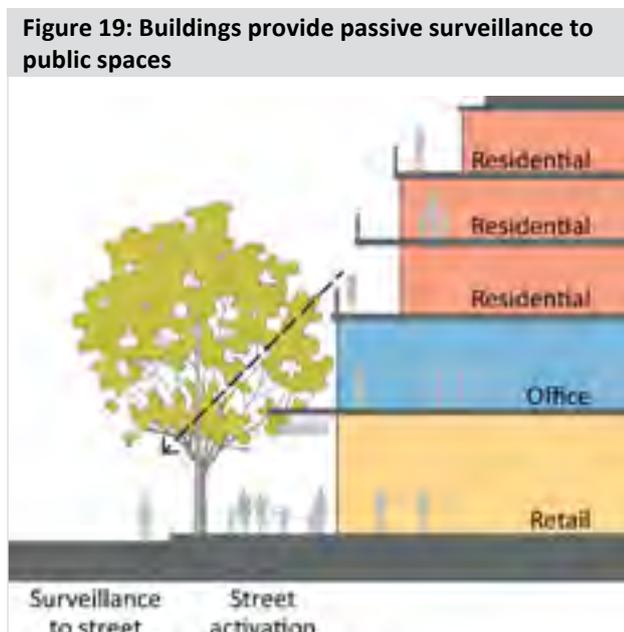
### Built form – enhance the existing environment

Built form describes the mass, form and scale of buildings that create and define public spaces. New development should be designed to complement and enhance the existing environment and create places that people can relate to and enjoy.

Building heights should respond to street form and function, the provision of solar access to public spaces and the centre's uses and character. The proposed heights have been tested through a preliminary study of the impact of building heights on public spaces (i.e. bulk and scale, solar access and views) however individual development proposals should consider solar access to public places or surrounding development. The proposed heights are shown in Figure 18.

Higher buildings in some areas could accommodate future mixed use residential development. Buildings should be stepped back at higher levels from the boundary to allow solar access to public spaces and pedestrian circulation areas. Cross-site access is provided in future development sites and land releases to ensure the centre is easy to walk through and maximise the opportunities for views.

Buildings fronting onto Brierly Street and Trenerry Square will continue to be built to the site boundary to create an urban edge to the main street and be stepped back at higher levels, giving Brierly Street a human scale (Figure 19).



The height limit in these areas will be restricted to ensure solar access to outdoor dining areas and meeting places (Figure 20).

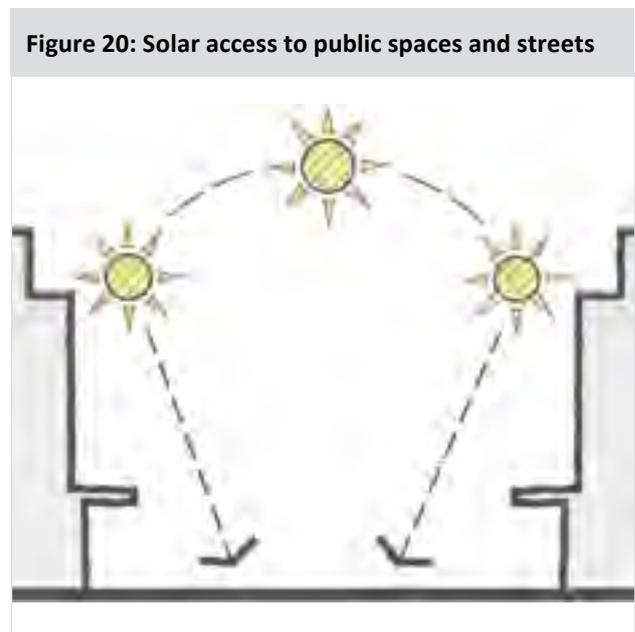
Buildings fronting onto Brierly Street will generally be three to four storeys in height and up to six storeys on Block 1 Section 88 (northern car park). The cross-section in Figure 21 is indicative of development through the services area and the commercial core area.

The cross-section in Figure 22 is indicative of development through the services area and the proposed mixed use residential development on Block 1 Section 88 (northern car park).

Future development on the southern car park will be set back to allow solar access into ground floor areas to allow year round activity. The street through Whitney Place is a one way street with angled parking (Figure 23). Proposed development on the southern car park is up to five storeys in height and in the commercial core precinct is up to four to six storeys in height.

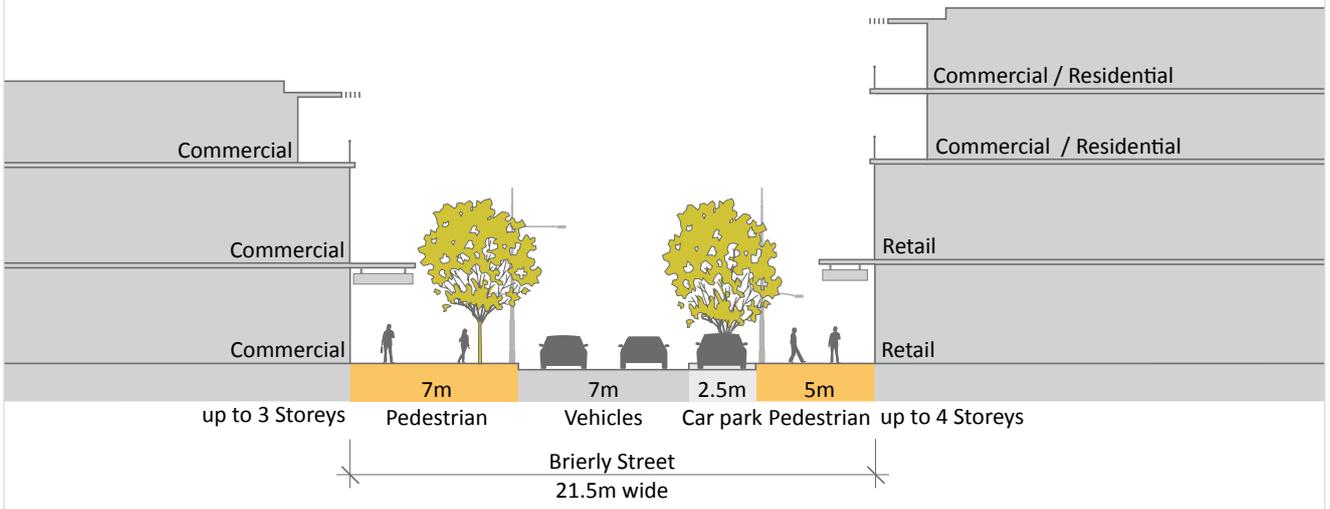
### Lower buildings

The services precinct will be generally up to three storeys (up to 12 metres) to retain a mix of small business in the centre with fine grain development. Brierly Street will be pedestrian friendly with good access. The buildings along Brierly Street will generally be restricted to four storeys (up to 16 metres).

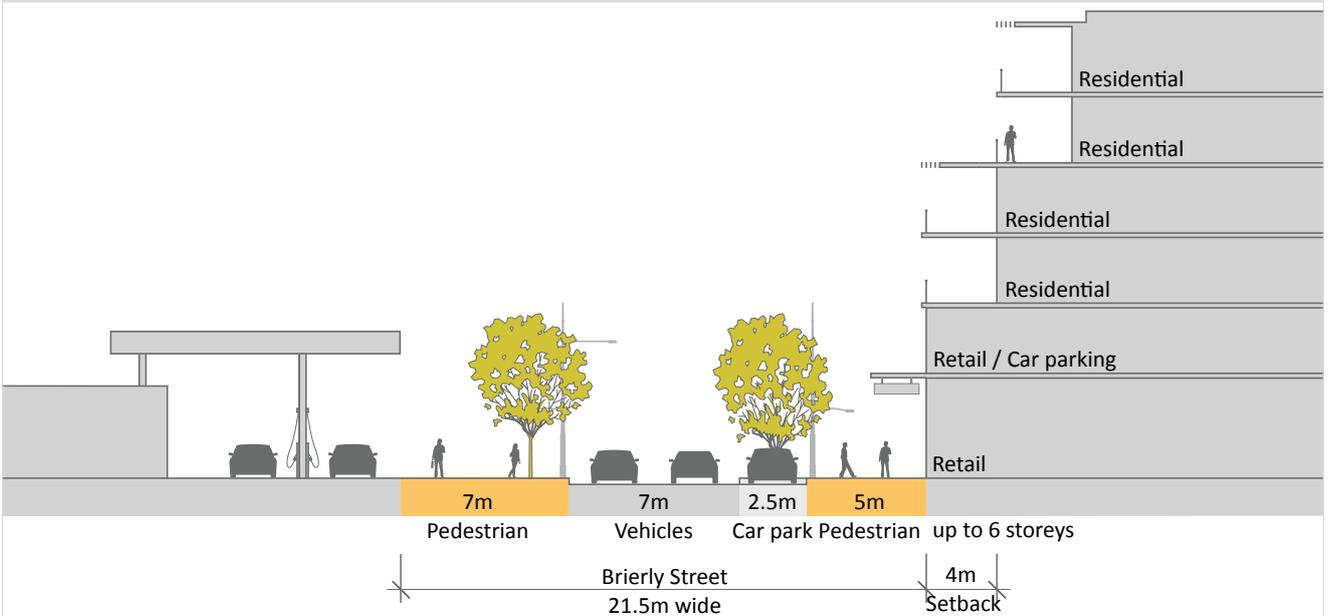




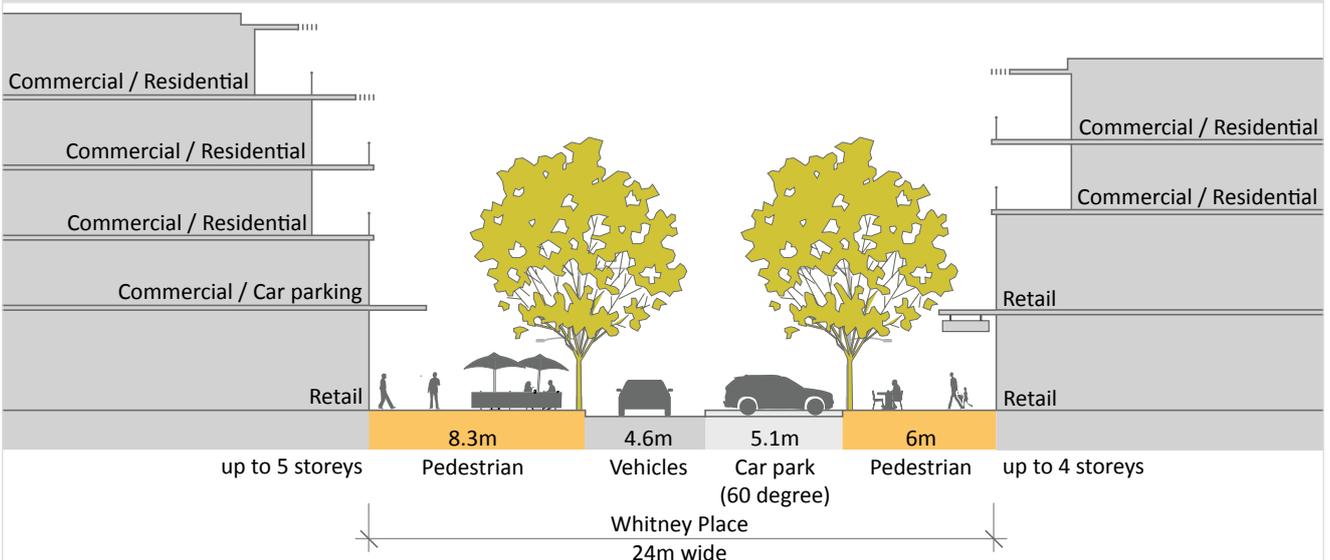
**Figure 21: Brierly Street typical cross-section A (See Figure 37)**



**Figure 22: Brierly Street mixed use residential cross-section B (See Figure 37)**



**Figure 23: Whitney Place typical cross-section C (See Figure 37)**





### Medium buildings

Heights of up to four storeys (up to 16 metres) in the community precinct will support a range of uses including future supportive housing. Development on community facility zoned land will be two storeys within 30 metres of a residential area in accordance with the Community Facility Zone Development Code.

### Higher buildings

The commercial core precinct and those areas where it is proposed to integrate residential and accommodation use into the centre will be permitted to have buildings up to four to six storeys (up to 16–22 metres).

#### Strategy

- Ensure the built form and density reflect the street pattern and character of each precinct, contributing to the permeability (i.e. easy to walk through) of the public realm and retaining a sense of human scale.

This can be achieved by:

- » integrating all new development with the existing fabric of the centre
- » allowing for higher building heights in the centre to encourage residential and office use in the centre
- » ensuring solar access to public places and streets through the control of building setbacks and heights (Figure 20)
- » creating public pedestrian mid-block access through large blocks in any new developments and land releases.

#### Planning policies

- » The precinct code will nominate setbacks and building heights to integrate new development with the existing fabric of the centre.
- » The precinct code will allow four to six storeys in the commercial part of the centre.
- » Ensure reasonable solar access is maintained to public places and pedestrian areas. New development or redevelopment is not to unreasonably overshadow these areas.
- » Dwellings should be designed to maximise the benefits of solar access to living spaces in winter and shade in the summer months through landscaping and sun-shading.

- » Ensure future large development sites including Section 84 (the southern car park) and Section 88 (the northern car park) are easy to walk through with mid-block access in the form of an arcade or laneway with active frontage.
- » Buildings should be oriented to maximise the potential for passive solar design. The key residential sites in the master plan are generally orientated this way to maximise northerly aspect.

### Public realm – encourage high quality public realm design

The design of the public realm contributes to the amenity of the centre and its enjoyment. Development of the streets and public places in the centre should enhance the character and vitality of the place, including creating a connected series of public meeting spaces, streets and recreational areas.

#### Strategies

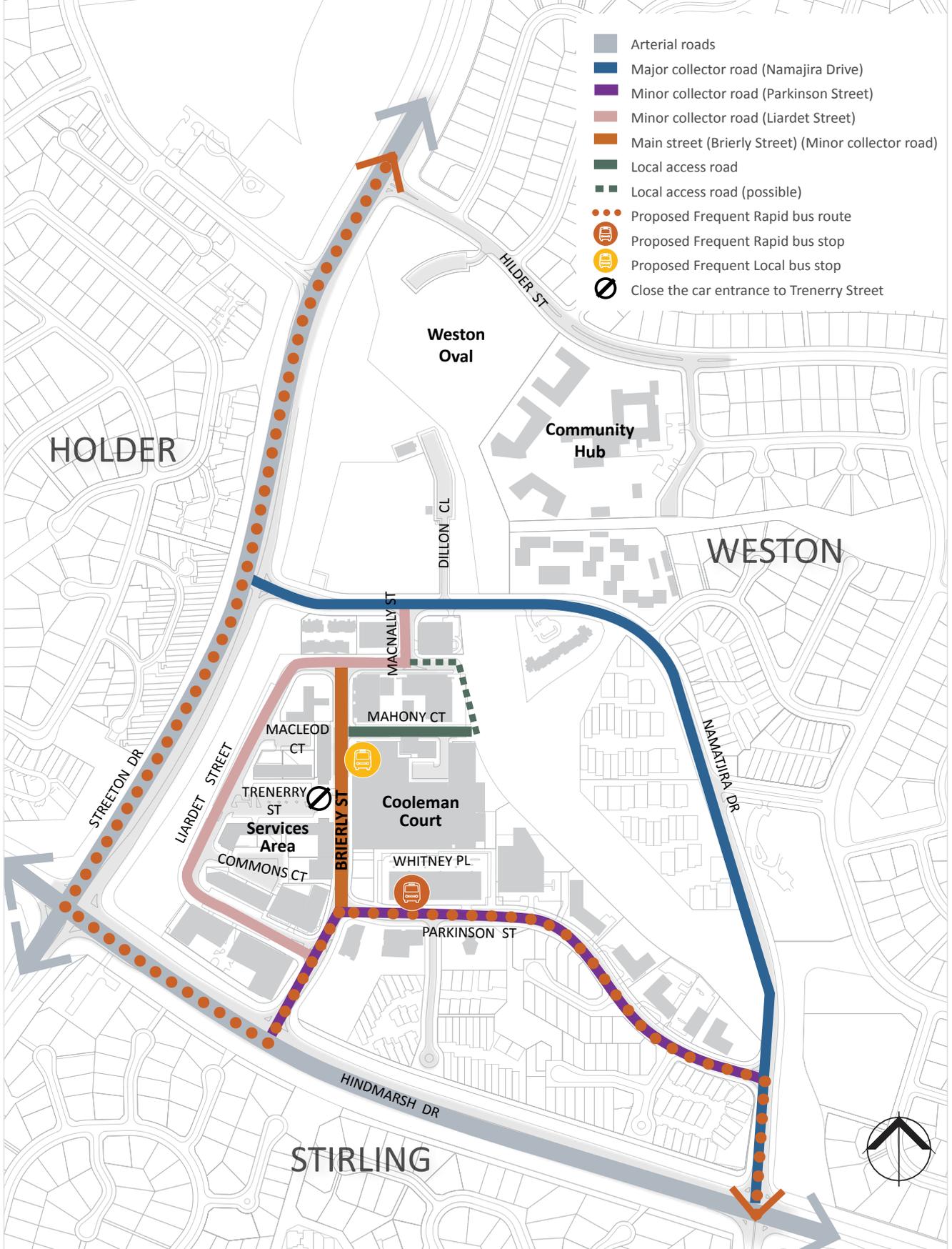
- Create well-defined spaces which build upon the precinct character allowing opportunities for a range of activities.
- Support pedestrian activity and allow for active uses that activate the street, such as shops, cafes and restaurants.
- Create meeting places in central locations.
- Plan for shade trees and landscaping along main streets, pedestrian connections and public places.
- Enhance activity, visibility and passive surveillance for active recreational uses along the Weston Creek green spine.
- Ensure active frontages in new developments or redevelopment along main streets and pedestrian routes.
- Enhance the landscape of the recreation precinct and investigate water sensitive urban design opportunities to improve water quality.

### Street hierarchy

Street hierarchy refers to the function and the character of the street. Function refers to the movement types, the number of vehicles, pedestrians and bikes and the street's function i.e. whether it is an arterial road or residential street. The elements that contribute to the street character are the width of the footpath, tree planting, number of traffic lanes, type of parking, cycle lanes, building height, street furniture and street lighting.



**Figure 24: Proposed street hierarchy**





**Figure 25: Artist's impression of a possible enhancement of Trenerry Square**



Brierly Street will be reinforced as the main street for activity and pedestrian use. The public areas on Brierly Street should allow for a range of activities and outdoor uses such as cafes. Some traffic can be diverted through Liardet Street. Other streets in the centre will continue to carry traffic and public transport as primary traffic roads (Figure 24).

### **Open places and spaces**

Trenerry Square could be expanded to accommodate a range of uses and public realm improvements and provide a better pedestrian environment. Outdoor dining could be encouraged in Trenerry Square by widening the pavement and creating more spaces with northerly frontage (Figure 25). It is possible to create places to sit in public places including Brierly Street, Trenerry Square, the Weston Creek green spine and the recreation precinct.

The enhancement of the public realm should also improve the comfort for the users of the centre. Street trees provide shade in summer and improve the thermal comfort of the public domain. It is proposed to improve the thermal comfort and the urban character of the centre by planting trees

along streets and in public places and squares. Landscape improvements should be focused on Trenerry Square and Brierly Street.

A park experience can be created along the Weston Creek green spine with informal recreation uses and opportunities for art works along the length connecting the commercial core precinct to the northern recreation precinct.

The recreation precinct has diverse recreation and informal activities which contribute to its character and provide facilities for the community. These include the tennis courts, skate park and scout hall which are regularly used and contribute to those facilities necessary to meet the needs of a diverse community. The master plan recommends the retention of these facilities and for future planning and design studies for the recreation precinct to build on these existing facilities.

Weston Oval is currently underutilised as it is not irrigated. Subject to a range of future planning processes the oval could possibly be restored for formal sport and recreation or considered for other uses, such as a wetland.



This would reinvigorate the recreation precinct and enhance the amenity of the area for incidental play spaces and intergenerational use (Figure 26).

The ACT Government has finalised a pre-feasibility study on the Weston Creek sub-catchment to investigate water sensitive urban design measures that can best assist to protect the Molonglo River. This work reviewed opportunities and constraints of various options to locate a wetland on the Weston Oval, and indicated that a wetland development is viable. A technical assessment included factors such as existing services, the size of the catchment, levels of imperviousness, stormwater volumes, retention of one in three month storm events and predictions of the amount of sediment, phosphorous and nitrogen that a wetland could remove. If a wetland was created on the Weston Oval it would improve the water quality of the local stormwater catchment. The local catchment extends to the north of Weston Oval and the south, near Dillon Close. The wetland would also contribute to local biodiversity and significantly enhance landscape amenity for the community. Informal recreation areas and activities including a community garden could be integrated with the design of the wetland and its surrounds.

The master plan recommends that a water sensitive urban design strategy be prepared for the Weston group centre which considers the requirements of the broader catchment as well as the group centre study area of the master plan for future development and redevelopment areas.

### **Active frontage**

The design of individual buildings should contribute to the overall safety and vitality of public spaces. Active frontages at ground floor level are proposed along certain routes to encourage activation of streets, activity and passive surveillance. Buildings should focus activity onto the areas that are highly used by pedestrians to enliven these spaces and provide for a safe pedestrian environment (Figure 27).

Primary active frontages will have buildings which are oriented towards the street, with entries to the street and which contain uses such as shops, restaurants, cafes, community facilities and other uses which generate activity.

They will:

- have largely transparent frontages
- not be fronted by long blank walls
- activate corners adjacent to pedestrian pathways, and
- generally not be residential uses.

Secondary active frontages generally:

- require passive surveillance, and
- may be fronted by shops / restaurants / cafes.

Planning policies

- » Encourage active frontage to the main streets and pedestrian routes with smaller shop frontages and openings out onto the street.
- » At corners in development and redevelopment in Sections 63 and 65 in the services areas as noted in the active frontage diagram (Figure 27), extend window areas around corners of pedestrian laneways by three metres to encourage active frontage.
- » Ensure all development and redevelopment facing Trenerry Square and Brierly Street has primary active frontage as shown in Figure 27.
- » Ensure continuous awnings along the main pedestrian spine on Brierly Street and Trenerry Square where active mandatory active frontage is shown. Awnings are to be provided where active uses are proposed.
- » Continue the zero metre building setback to Brierly Street to create a 'main street' feel and provide passive surveillance.

## **Transport – provide for a well connected centre**

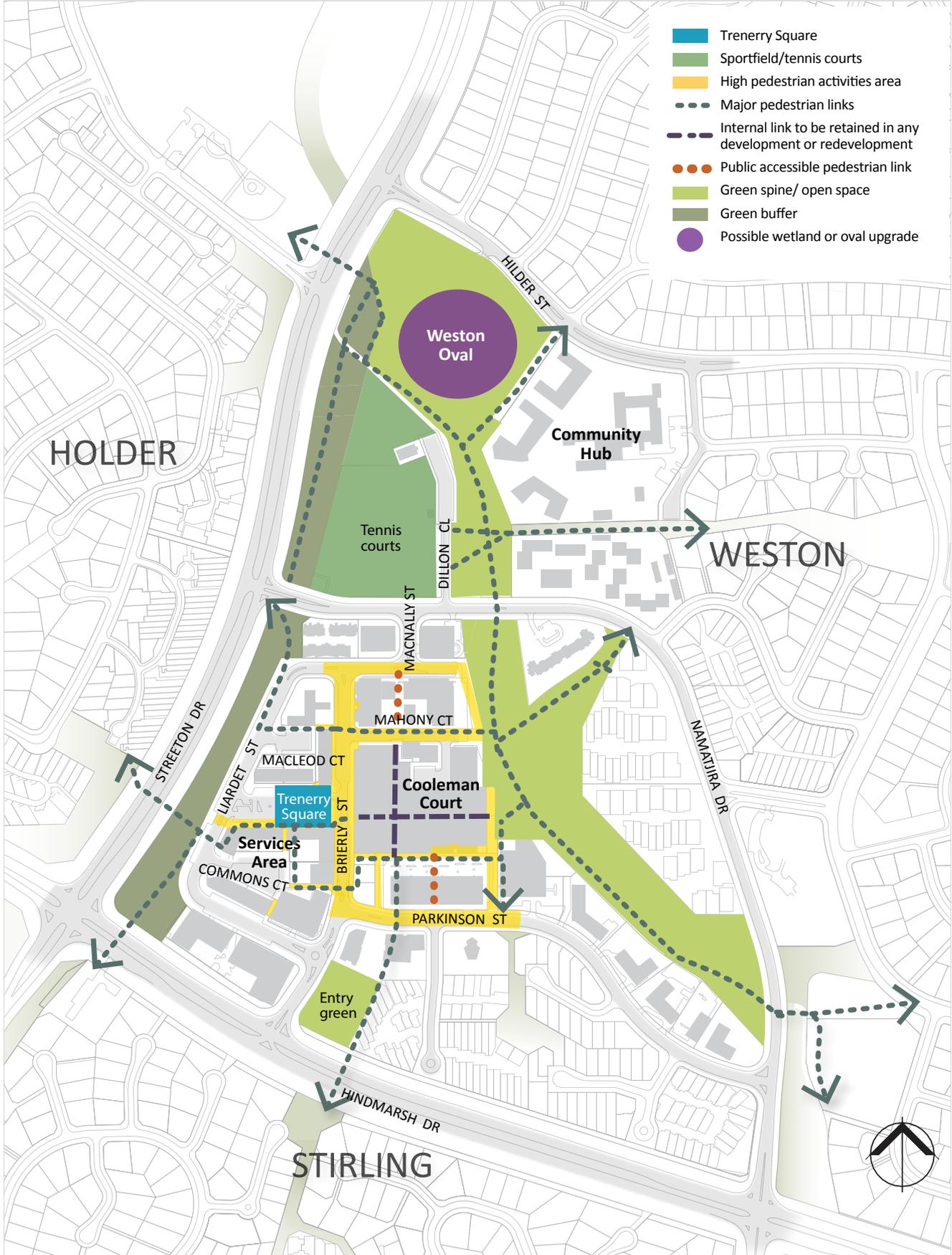
### **Access and connectivity**

Connectivity and legibility are necessary to make it easy for people to find their way around. Improvements to pathways, signage and lighting can help by better connecting transport stops, car parks, the retail centre and recreation areas.

The key strategy is to establish a safe, legible structure of streets, paths, transport connections and parking to provide good access within the centre and improve connections to the neighbouring suburbs.

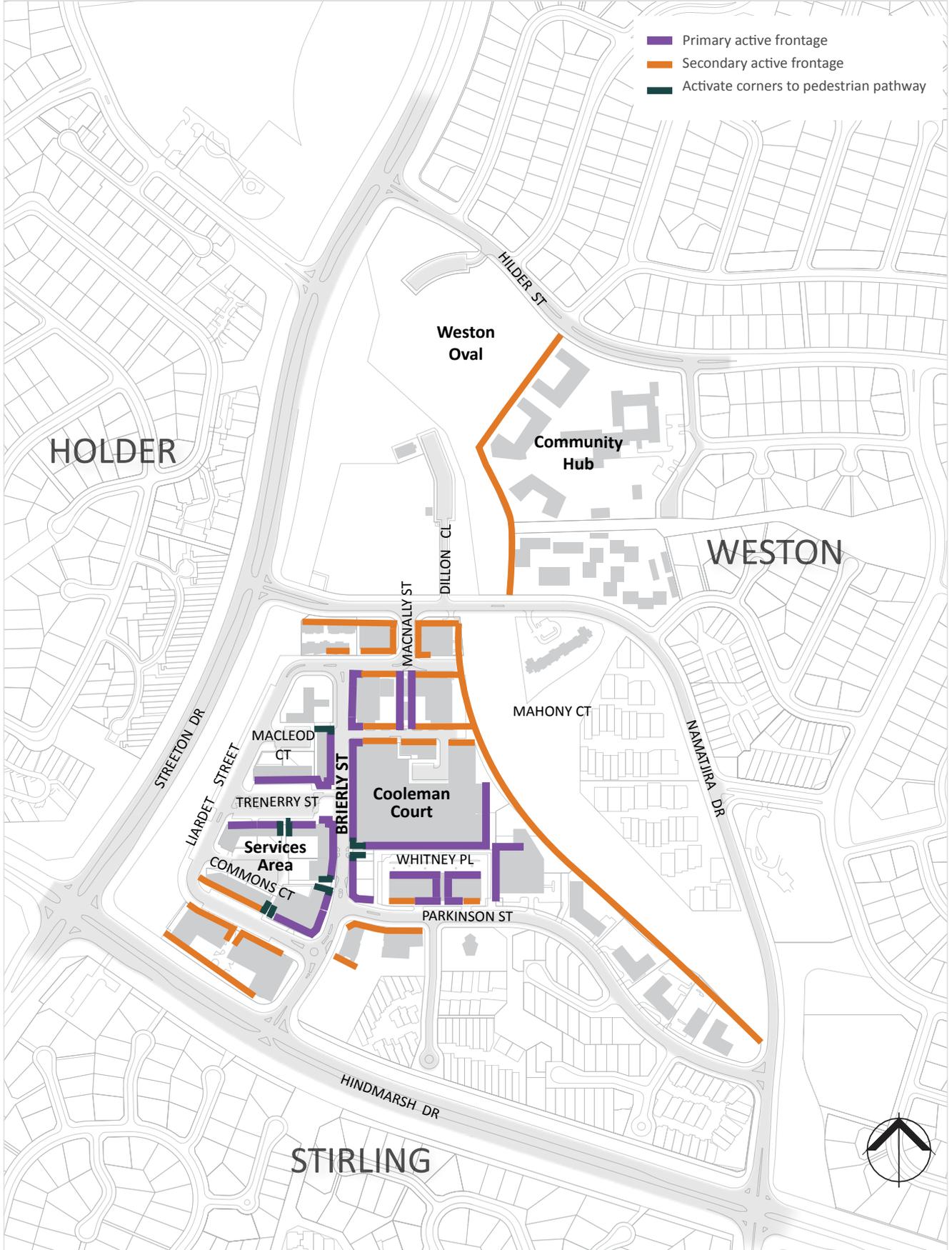


Figure 26: Proposed open places and spaces



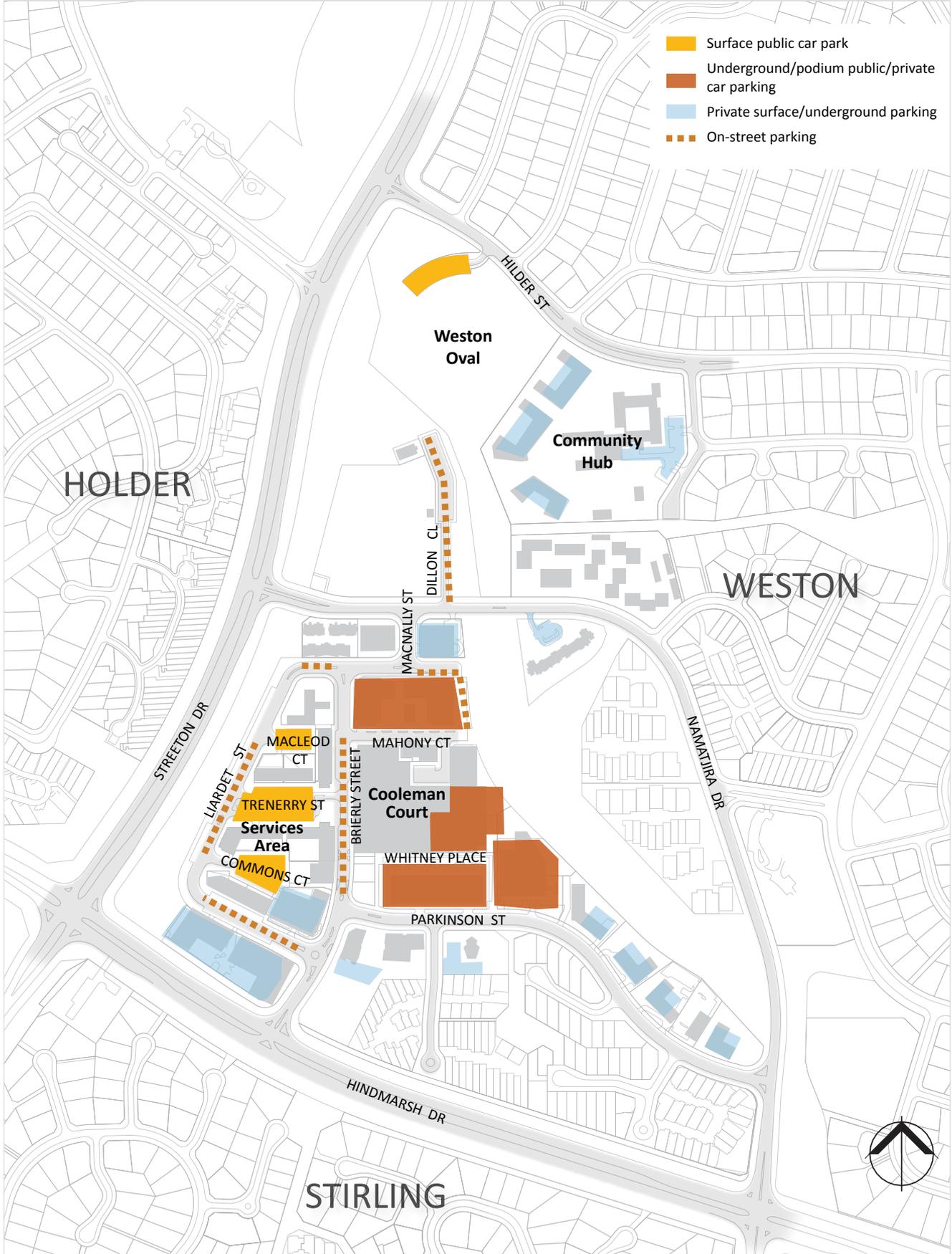


**Figure 27: Proposed active frontages**





**Figure 28: Proposed car parking**





### Strategies

- Reinforce the existing street hierarchy of the centre with Brierly Street as the 'main street'.
- Locate public transport in central locations with active land uses.
- Improve lighting along main pedestrian routes, parking areas and transport stops.
- Strengthen the east–west pedestrian connection across the centre.
- Plan safe and legible routes for pedestrians and cyclists in the centre.

### Traffic and parking

Parking will need to be managed to cater for the increased demand from the Molonglo Valley development and to ensure the ongoing viability of the centre (Figure 28). Additional parking will include parking for people with disabilities.

### Strategies

- Rationalise car parking to keep short-term parking adjacent to the retail core and keep long-term parking to the centre's periphery.
- Plan additional parking at the periphery for long-term parking on Liardet Street and Dillon Close.
- Integrate car parking with new development where consistent with broader transport policies.
- Improve signalisation of key intersections to improve traffic flow.
- Maintain access to Mahony Court for service vehicles.

### Public transport

There is the opportunity to improve public transport services to the City via Woden or the Molonglo Valley and within Weston Creek, as greater demand and patronage will result from more people living in the centre. The centre's location on the Frequent Rapid Network presents opportunities to progressively develop service frequency of 15 minutes or better, supported by public transport priority measures to make public transport a viable alternative to cars. Centrally located public transport infrastructure in the centre will improve access to services. Figure 29 indicates the proposed bus infrastructure and bus routes within the centre.

The intention is that Parkinson Street will become the route for Frequent Rapid transport and buses in the future.

### Active travel

There is an opportunity to improve connections in the centre to enhance the way pedestrians and cyclists move to and through the centre and to integrate public transport with pedestrian and cyclist routes.

### Strategies

- Reinforce the main pedestrian and cycle routes in the centre including Brierly Street, the east-west connection and the Weston Creek green spine.
- Improve pedestrian safety particularly on Brierly Street and Mahony Court.
- Plan for the connection of shared paths in the centre.
- Improve signalisation of key intersections for pedestrians to improve connections to surrounding areas.
- Plan for cycle parking close to the centre.
- Integrate pedestrian and cycle connections with public transport.

Active Living is a policy platform of the Heart Foundation to promote healthy living. Active Living is a way of life that values and integrates physical activity into our everyday routines, helping people lead healthier, more active lives. Walkability could be improved in the centre, consistent with Active Living principles by:

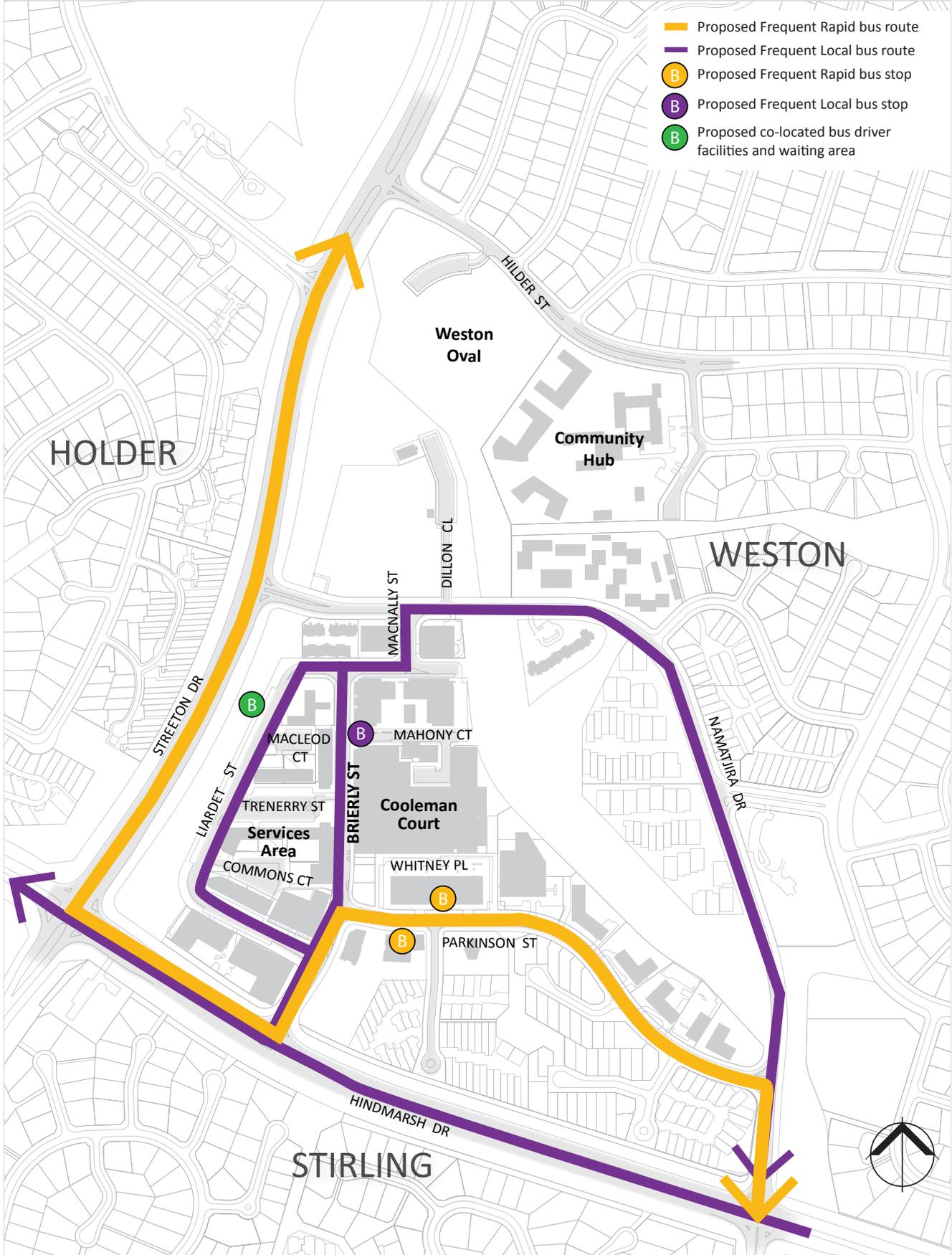
- improving the accessibility of the centre by connecting missing links and planting more trees to provide shade and amenity in the commercial areas
- providing high quality supportive infrastructure such as bubblers, seating and bicycle parking, and
- improving the surface and width of footpaths.

## 5.6.2 Precinct strategies and policies

There are four types of precincts in the Weston group centre; the commercial core precinct, the services precinct, the community precincts and the recreation precinct. The following is a description of the strategies and policies that relate to each precinct.



**Figure 29: Proposed public transport network connections**





## Commercial core precinct

The commercial core precinct has the potential to attract a wide range of uses. Active commercial and retail ground floor uses in the commercial core precinct encourage passive surveillance and contribute to activity on the street. Consolidation of the commercial core allows for more flexibility in integrating uses such as residential development.

### Strategy

- The role of the existing precincts in the centre should be retained and enhanced by reinforcing the existing commercial core.

### Planning policies

- » Consolidate the commercial core (generally Section 64) to ensure the continued provision of retail in the centre and to allow for future expansion to the east of the existing shopping centre, Cooleman Court.

### Detailed planning policies – land uses

- » The proposed list of prohibited uses will include those uses that lack active frontage to the green spine and are not conducive to residential and retail.
- » Car parking not to front onto main pedestrian routes and streets at ground floor.
- » Parking structures to be integrated with the building design with active ground floor frontages to main pedestrian routes.
- » Rezone blocks to the east of Cooleman Court to CZ1 Commercial Core zoning. (Blocks part 20, 31, 32, 34, 35 Section 64).
- » Section 64 associated with the retail (Cooleman Court) to be two levels of retail/commercial to retain future mix of these uses in the centre.

### Detailed planning policies – heights

- » Buildings fronting Brierly Street will be generally up to three to four storeys (up to 12–16 metres) to allow solar access to the street.
- » Section 64 to be generally up to four storeys (up to RL588).
- » Section 64 to be up to six storeys (up to RL594) fronting the Weston Creek green spine to benefit from amenity and provide passive surveillance to the Weston Creek green spine.

### Detailed planning policies – front building setbacks

- » Parkinson Street has a 4 metre setback at ground floor and a minimum 8 metre setback above four storeys (up to 16 metres) to achieve reasonable solar access and to contribute to good built form.
- » Brierly Street has a zero metre setback at ground floor and a minimum 4 metre setback above four storeys (up to 16 metres) to achieve reasonable solar access and to contribute to good built form.
- » The north side of Mahony Court to be setback to ensure reasonable solar access to development on the southern side of Mahony Court.

### Detailed planning policies – solar access

- » New development and redevelopment on Section 64 is to ensure reasonable solar access to proposed ground floor south of Whitney Place for year round activities onto the street.
- » Buildings are not to unreasonably overshadow pedestrian areas.
- » Development on the northern side of Parkinson Street is not to adversely overshadow surrounding residents or substantially overshadow the southern verge of Parkinson Street.

### Detailed planning policies – facade articulation

Building design achieves the following:

- » Corner buildings at the intersection of two roads provide architectural interest and variety to the building design.
- » Entrances to common areas for residential use provide strong visual connection to the street and ensure a high level of surveillance.
- » Driveways and pedestrian entrances to the site are visible from the block boundary.
- » West facing facades incorporate sun shading into building designs.

### Detailed planning policies – passive surveillance

- » Development adjacent to public open space to provide opportunities for passive surveillance of public open space. For example courtyards with pool style fencing and upper level balconies.



#### Detailed planning policies – access and connectivity

- » If the eastern retail expansion proceeds, development on Block 1 Section 88 is to allow for two-way road access along the eastern boundary of the site adjacent the Weston Creek overland flow path connecting to future undercroft car parking on Section 64.
- » Development on the southern side of Whitney Place to have a 4 metre setback above four storeys (up to 16 metres) from the front building boundary line.
- » Maintain through-street access to Whitney Place for on-street parking, access to basement parking and delivery vehicles.
- » Provide access to Whitney Place at either end of Block 1 Section 84 as a one or two-way road.
- » Provide on-street parking on Whitney Place.
- » Continue to provide access to Mahoney Court and the loading area for service vehicles.
- » Retain reasonable access for loading on Mahony Court when the northern car park (Section 88) is developed.
- » Allow for pedestrian access across Mahony Court from the northern car park (Section 88) to the southern side of Mahony Court.
- » Provide a minimum 5 metre wide east–west pedestrian access on the southern road edge of Section 88 as part of the future development of Section 88.

#### Services precinct

The services precinct in the centre allows for small shops and businesses. The master plan recommends the balance of street shopping to mall shopping and the encouragement of small business by retaining lower building heights in this area. The expansion of Trenerry Square as a community square improves links across Brierly street to Cooleman Court.

##### Strategies

- The role of the existing precincts in the centre should be enhanced by retaining the balance of smaller businesses and services in the services area.
- Maintain building frontages at property boundaries on Brierly Street to create a ‘main street’ feel (Figure 19).

#### Planning policies

- » Encourage development of small businesses, shops and services by allowing buildings generally up to 12 metres (up to three storeys) in the services area.
- » Continue zero front building setbacks to Brierly Street.
- » Buildings fronting Brierly Street will generally be three storeys with a four storey element at the corner of Brierly Street and Liardet Street.
- » Allow development on Block 1 Section 66 up to five storeys to allow for accommodation uses.
- » Ensure development on Block 1 Section 66 does not substantially overshadow surrounding residential areas.

#### Community precincts

The community precincts are adjacent to the commercial centre and adjacent to the recreation precinct in the north. It is important to retain community facility land use in the centre to enable a range of uses that can provide services for the community. Part of Block 2 Section 75, the open space opposite the centre on Parkinson Street, is proposed to be rezoned to support future community facility opportunities. The land will be available for community uses and services that may need to be relocated in the centre or provide for additional community requirements. Land adjacent to the Weston Community Hub could also be used to provide for community uses. This area is existing community land use. The existing health building site could be redeveloped in the future to provide for a cluster of uses including community and health uses. This site would retain its existing community facility land use zoning.

##### Strategy

- To continue the provision of predominantly community uses in the precinct and ensure existing and proposed community uses are integrated with the surrounding area.

#### Planning policies

- » Locate future community uses on the corner of Parkinson Street and Brierly Street on part Block 2 Section 75 opposite the retail centre.



- » Rezone a portion of open space (part Block 2 Section 75) to community land use.
- » Buildings on Block 2 Section 75 will be predominantly two storeys (up to 8 metres).
- » Development to be setback 10 metres from adjacent residential development on Block 2 Section 75.
- » Provide a minimum 3 metre landscaped buffer between adjacent residential and proposed community uses.
- » Encourage a built form that contributes to the streetscape and provides an address to Parkinson Street.
- » New development or redevelopment must retain three hours of solar access to adjacent residents' main daytime living areas (or must not adversely overshadow surrounding residents or their private open space, retaining reasonable solar access to neighbouring dwellings).
- » Development on Parkinson Street to have a 4 metre setback at ground floor and a minimum 8 metres setback above four storeys (up to 16 metres).
- » Development on the northern side of Parkinson Street to not adversely overshadow surrounding residents or substantially overshadow the southern verge of Parkinson Street.
- » Encourage development such as community uses and supportive housing adjacent the existing Community Hub on part Block 1 Section 21.
- » Allow two to four storeys (up to 8–16 metres) in height on part Block 1 Section 21 as per the Community Facility Zone Development Code.
- » Allow up to four storeys (up to 16 metres) in height on Blocks 3 and 14 Section 67. This is the existing Irish Club, currently zoned Commercial CZ6 Leisure and Accommodation.
- » Ensure development fronting the Weston Creek green spine provides passive surveillance to this corridor.
- » Development adjacent to public open space to provide opportunities for passive surveillance of public open space. For example courtyards with pool style fencing and upper level balconies.

## Recreation precinct

The recreation precinct consists of informal and formal recreation areas, some of which are well utilised. However there is poor visibility to some of these areas while other areas lack activity at different times in the day and evening. The recreation precinct consists of areas which meet the needs of specific events but lack daytime activity. Large areas of the recreation precinct are not highly developed. It is important to reserve this area for further recreation use and enhance it with complementary activities.

The master plan encourages actions to improve passive surveillance to existing and proposed activities in the recreation precinct and access to the recreation precinct across Namatjira Drive from the commercial core. The master plan also recommends that opportunities to enhance the landscape in the recreation precinct be considered.

### Strategies

- The role of the existing precincts in the centre should be retained and enhanced by encouraging active complementary uses for the recreation precinct.
- Incorporate pedestrian access and vistas through any adjacent development to Weston Creek green spine.
- Create opportunities for activity along the Weston Creek green spine.
- Enhance the landscape of the recreation precinct and investigate water sensitive urban design opportunities to improve water quality.

*Artist's impression of a possible upgrade to Brierly Street*





## 6. Recommendations for Implementation

### 6.1 Implementation mechanisms

This master plan could be implemented through the following mechanisms, some of which will involve further engagement and the opportunity for ongoing input by the community.

#### 6.1.1 Territory Plan variation

A variation to the Territory Plan will be necessary to realise some of the planning and development recommendations made in the master plan. This will be done through a Weston Group Centre Precinct Code, which will provide the opportunity for building heights, land uses and site specific details outlined in the master plan to be implemented, including any land zoning changes. A community engagement process will allow for community consideration of the precinct code as part of a variation to the Territory Plan.

#### 6.1.2 Sale of Territory owned land

Territory owned land that has been identified as appropriate for development consistent with the master plan and the Territory Plan could be considered for land release. Timing would be subject to the government's land release program.

#### 6.1.3 Capital works

Infrastructure and public space improvements are required to realise many of the outcomes and strategies of this master plan. All proposed actions and identified public works projects would be considered by government and be subject to funding through future budgets. Actions proposed by the master plan such as improving access and signalling intersections, improvements to pavements, public spaces and car parks could be capital works projects that could be funded by the government, consistent with broader policy and investment priorities. Some of these could also be provided as part of off-site works by private investment.

#### 6.1.4 Commercial opportunities

The private sector has the opportunity to invest in delivering outcomes within the master plan. Some investment opportunities are more likely to take place in the next ten years, while others will become economically viable in later years.

### 6.2 Possible development sequence

The following diagrams (Figures 30, 31, 32) indicate a possible development sequence for how the centre could evolve, with each stage indicating the actions or implementation that may occur. They are possible actions that require further investigation and are subject to future investment consideration by government and/or the private sector.

#### 0–10 years – potential actions

- Improve amenity and pedestrian access on Brierly Street.
- Enhance and enlarge Trenerry Square with trees and seating.
- Close off Trenerry Street from Brierly Street for cars.
- Possible retail expansion of the existing Cooleman Court.
- Improve pedestrian connections on Mahony Court.
- Locate future community uses on the open space on Parkinson Street opposite the centre.
- Allow for the possibility of collocated uses such as community and health on the existing health site if the site was redeveloped.
- Consider future uses of the oval including possibly restoring it or converting it into a wetland.
- Increase short-stay parking near the retail core.
- Plan for additional car parks in Dillon Close and Liardet Street, particularly for long-term parking.
- Improve signalisation for pedestrians and vehicles for the following intersections:
  - » Hindmarsh Drive and Namatjira Drive
  - » Hindmarsh Drive and Brierly Street
  - » Hindmarsh Drive and Streeton Drive
  - » Streeton Drive and Namatjira Drive.
- Further progress the land release for an additional service station in the area.
- Locate bike and ride facilities close to the bus stop on Parkinson Street.



**Figure 30: Possible short term development sequence approximately 0–10 years**





### 10–20 years – potential actions

- Implement possible uses for the Weston Oval including restoring it or converting it into a wetland. The diagram of the wetland in Figures 31 and 32 is indicative only.
- Investigate possible uses adjacent to the community hub including supportive housing and/or community uses. (Figure 36 provides an indicative concept of how possible future redevelopment could accommodate new uses.)
- Allow mixed use residential development on the northern car park with basement and podium car parking.
- Improve pedestrian and cyclist experience on the Weston Creek green spine connecting the commercial centre to the recreation precinct.
- Create a bike storage cage area for recreational cycling on the Weston Creek green spine.
- Create informal recreation areas along the Weston Creek green spine including the rocky knoll.

### 20+ years – potential actions

- Allow commercial mixed use residential development on the southern car park.
- Improve external east–west connection between Trenerry Square and the green spine.
- Allow commercial development on the corner of Brierly Street and Liardet Street.
- Allow development on the Weston Club site for accommodation.
- Develop supportive housing along Parkinson Street fronting onto Weston Creek green spine.
- Possibly signalise MacNally Street and Namatjira Drive for pedestrian and vehicular.



**Figure 31: Possible medium term development sequence approximately 10–20 years**



**Figure 32: Possible long term development sequence approximately 20+ years**





## 6.3 Land use – proposed future developments

The existing commercial, community and recreational land uses contribute to the character of the centre. This plan proposes some changes to existing land use to allow for future opportunities for development by means of land release or leasing changes in order to respond to changing demand. The changes will reinforce the character of the precincts and encourage a range of uses to complement the existing uses.

### 6.3.1 Rezoning to support retail / community uses

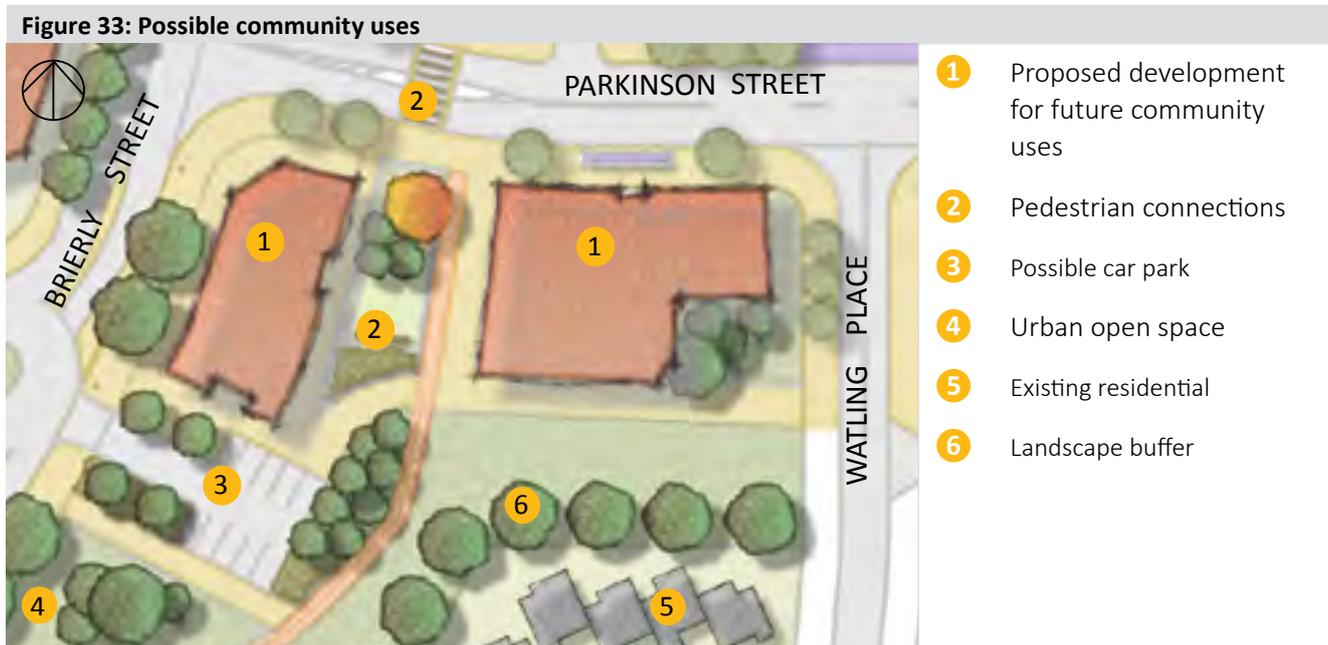
The master plan recommends changing the land use zoning to allow for opportunity for possible retail expansion and community uses in the future. Rezoning part of Block 2 Section 75 (the open space opposite the centre) to CFZ Community Facility Zone zoning will support future community uses (Figure 33). A landscape buffer is proposed between Block 2 Section 75 and the adjacent residential area. Existing significant mature trees should be retained where possible in any future development.

Rezoning the land to the east of Cooleman Court to CZ1 Commercial Core zoning could support a new full-line supermarket, specialty retail and parking. Any such retail expansion would add to the vitality of the centre, providing additional retail choice, and would integrate good urban design outcomes (Figure 34).

Additional car parking would be incorporated with any expansion.

If such a retail expansion were to occur, the Weston Creek Community Centre and possibly the Weston Presbyterian Church would need to be relocated. One option is to relocate the community centre opposite the centre on Parkinson Street on part Block 2 Section 75 (Figure 33). This may occur separately subject to timing and funding. Until such expansion occurs the community centre will continue to support the Weston Creek community in its current location. In this location health services would continue to be delivered from the existing health building. There could be some impact on surrounding areas with the proposed expansion and this would be subject to further investigation. The existing playground would need to be relocated to the open space adjacent the proposed retail expansion.

An alternative option is to plan for collocated uses such as community and health on the existing health site (Figure 34). Such a development could cluster sympathetic uses allowable under the community land use which possibly could share some common areas. This could happen in the future independently of the retail expansion. Future planning would need to understand how health services could be accommodated while such a development was built. New community uses could still be planned for part Block 2 Section 75 opposite the centre on Parkinson Street.



**Figure 34: Possible retail expansion and alternative location for collocated community uses**



- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><b>1</b> Possible retail expansion</li> <li><b>2</b> Existing Coolman Court</li> <li><b>3</b> Internal access connecting through to Brierly Street</li> <li><b>4</b> Outline of existing church. If church is relocated, vehicle access can be provided north of the centre.</li> </ul> | <ul style="list-style-type: none"> <li><b>5</b> The existing health building could be redeveloped, with possible cluster of uses including community and health uses. Building designed to interface with the centre</li> <li><b>6</b> Open space</li> <li><b>7</b> Weston Creek green spine</li> <li><b>8</b> Outline of existing community centre</li> </ul> |
|--|--|



### 6.3.2 Residential mixed use integrated into the centre

The development of mixed use residential on the northern car park site is envisaged at a later stage in this plan. Any such development could integrate residential into the centre close to shops and services, providing a range of alternative housing choice with shops and small businesses at ground floor level. It would provide the opportunity for people in the community to ‘age in place’ and for younger people to take advantage of alternative housing choices.

Figure 35 is an indicative diagram for residential mixed use development. The development could provide car parking integrated within the project, consistent with government policy. The current zoning of CZ1 Commercial Core allows such a development to occur.

The development could enhance the amenity of the centre with improved pedestrian connections around the site. The development would have mid-block access linking Liardet Street, MacNally Street and Mahony Court in the form of a walkway or an arcade, allowing for good pedestrian connections to the surrounding area. The development would have active frontage to Brierly Street, Liardet Street and Mahony Court and provide passive surveillance to the Weston Creek green spine. Good solar access and views to the Weston Creek green spine could be achievable.

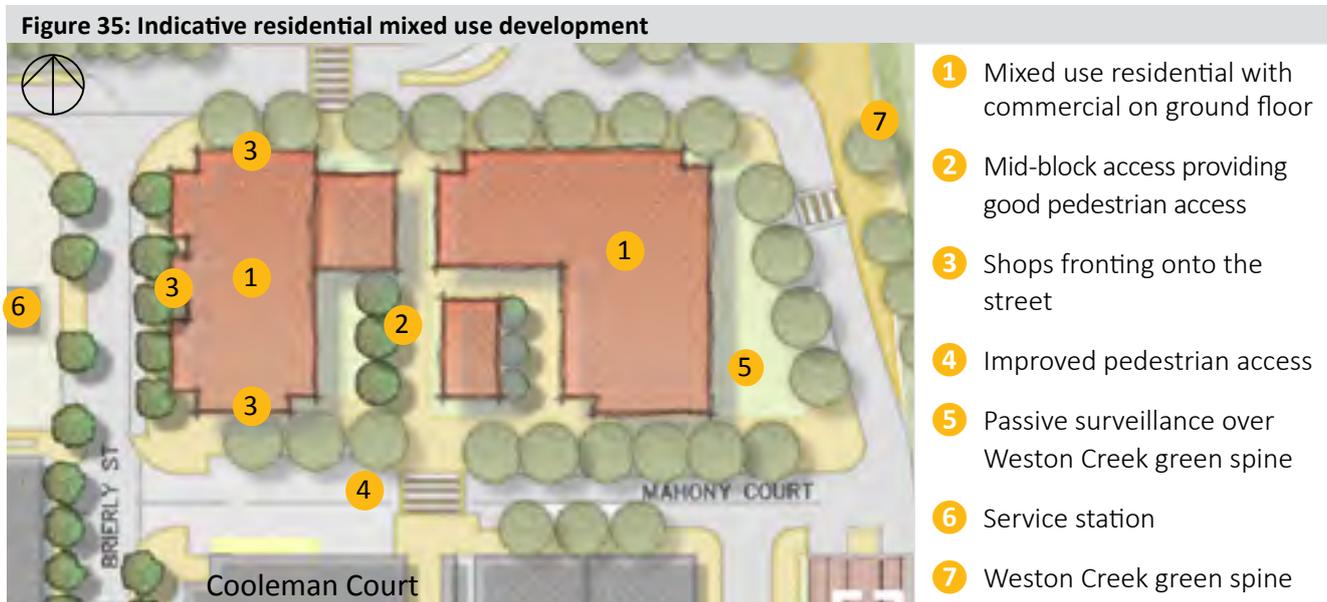
### 6.3.3 Recreation precinct – possible supportive housing

In the longer term the provision of supportive housing could be considered. Supportive housing is the use of the land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services. This site is adjacent to the Community Hub and Weston Oval (Figure 36).

This development could invigorate the recreation precinct, provide alternative housing choice in the centre and provide for a changing community, generate activity and provide good passive surveillance. The current zoning for the site is CFZ Community Facility Zoning, which allows this development to occur. The principles of the development are to:

- provide a mix of supportive housing options that have good connections to the centre
- provide links to the surrounding areas, including the commercial centre
- showcase good passive solar design and other sustainable initiatives
- provide good passive surveillance to the recreation precinct and the Weston Creek green spine, and
- encourage community initiatives such as a community garden.

The space adjacent to the Weston Community Hub could also be used for other community uses. This would be subject to demand, the use of the space for other purposes and the availability of funding.



## 6.4 Public realm – proposed improvements to public places

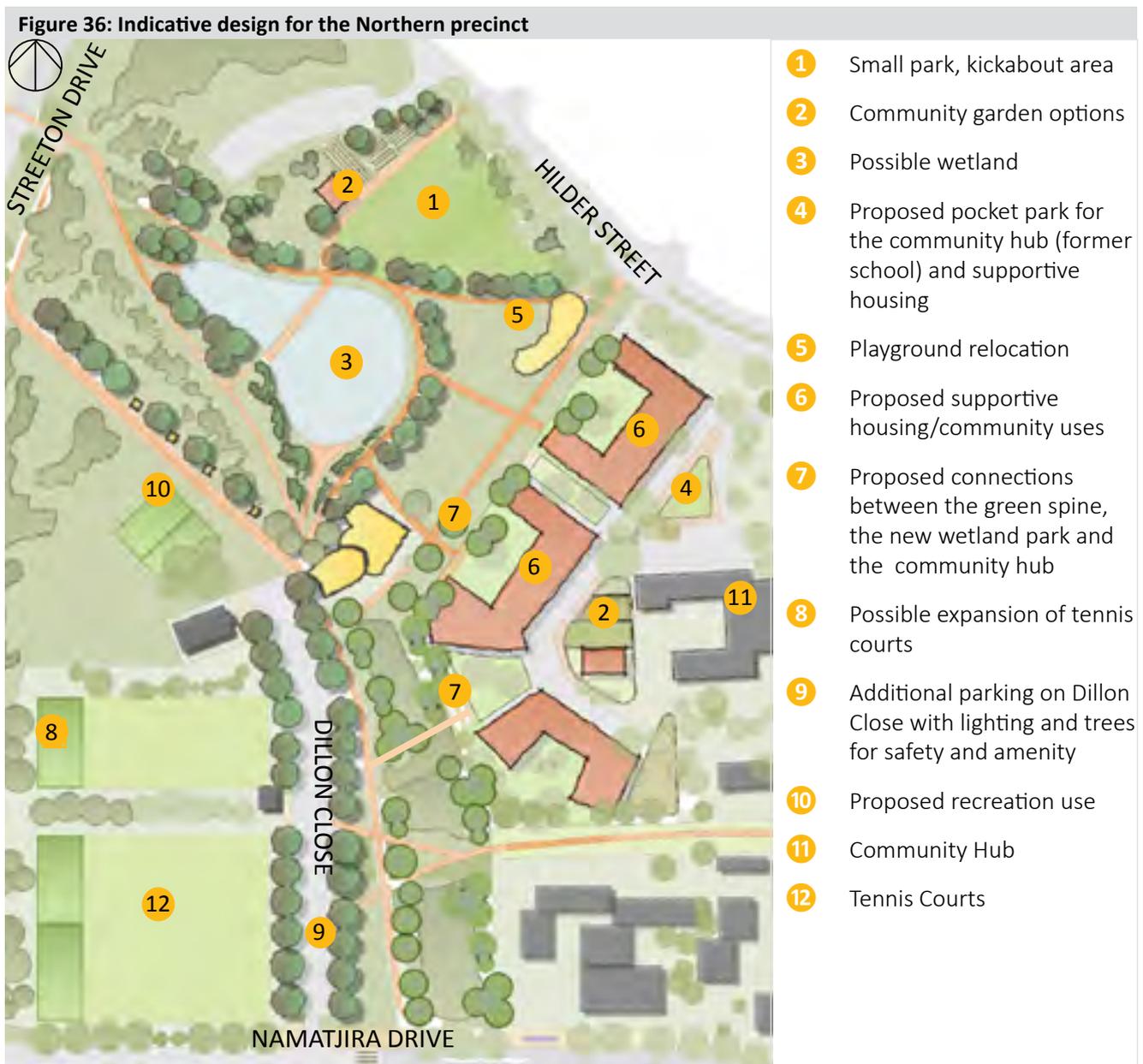
The public realm in the centre is partly shaped by the existing land use in the centre. This plan proposes some changes to the existing centre and its public realm. Improvements to the public realm are proposed along main pedestrian routes and public places, and will need to be considered in line with future budget considerations as development occurs.

### 6.4.1 Recreation precinct – Weston Oval and Weston Creek green spine

With consideration for future planning decisions, Weston Oval could possibly be restored.

Should this not occur, there is the opportunity to consider the oval for other uses such a wetland, which could enhance the area and improve water quality (Figure 36 shows an indicative wetland).

Enhancing the Weston Creek green spine and allowing compatible uses adjacent this space will further activate the area and provide passive surveillance for pedestrians.





### 6.4.2 Brierly Street and Trenerry Square

The master plan reinforces the existing street hierarchy of the Weston group centre with Brierly Street as the main street with improved amenity, active frontages and an avenue of trees planted the length of the street. Amenity can be improved with the continuity of pedestrian walking paths, places to sit and rest and active frontages to provide interest.

Pedestrian access across Brierly Street could be improved by making Brierly Street a pedestrian-friendly street. This would be achieved by:

- improving pedestrian access at key points across the street
- retaining access along the street for all users – cars, motorbikes, service vehicles, cyclists and pedestrians

- creating a low speed environment (20–30 kilometres per hour) where differences in speeds between users are minimised.
- keeping the traffic lane width narrow so all vehicles must follow another in turn
- locating short-term parking in parallel parking bays at points along the street to enable access to shops and services.

Trenerry Square could be expanded to become a meeting place with adjacent active frontages, pedestrian access and improved amenity. Vehicle access into Trenerry Square would be closed from Brierly Street, creating a better pedestrian environment. This could encourage uses such as outdoor dining. Building heights north of Trenerry Square would be kept low to maintain good solar access to the public spaces. Figure 37 is indicative of improvements on Brierly Street and Trenerry Square.



*Artist's impression of a possible upgrade to Trenerry Square*

**Figure 37: Indicative design for the Brierly Street**



- 1 Proposed pedestrian crossing
- 2 Provide accessway connecting the shopping mall entrance through the mixed use residential development and to Liardet street
- 3 New pedestrian crossing
- 4 Loading zone
- 5 New weather protection (i.e. awning)
- 6 Close off Trenerry Square from Brierly Street to improve pedestrian amenity. Trenerry Square could be expanded with quality urban landscaping
- 7 New cycle route to the centre
- 8 Improved pedestrian crossing
- 9 Outdoor dining area
- 10 Plant an avenue of street trees
- 11 Proposed new pedestrian crossing
- 12 Improved landscape quality (tree, pavement, lighting) to encourage walkability
- 13 Proposed pedestrian crossing
- 14 Parkland connecting the centre and the southern suburbs.
- 15 Proposed new accessway connecting shared way
- 16 Possible future community uses
- 17 Services Area
- 18 Trenerry Square
- 19 Cooleman Court
- 20 Cross-section A, B and C (See Figures 21–23)



Figure 38: Location of additional service station site





## 6.5 Transport – proposed improvements to connectivity

The following proposed improvements to the transport connections in the centre, recommended as part of implementation, are subject to funding. These improvements will not only address traffic and parking issues but, by supporting active travel and public transport, will start to set a framework for more sustainable ways of living.

### 6.5.1 Traffic – potential actions

The following traffic improvements are proposed for vehicular, pedestrian and cyclist movement over the next 20+ years.

- Signalise for pedestrians and cyclists at Hindmarsh and Streeton Drive, and Hindmarsh and Namatjira Drive.
- Signalise for vehicles, pedestrians and cyclists at Hindmarsh Drive and Brierly Street, Streeton Drive and Namatjira Drive.
- Possibly signalise MacNally Street and Namatjira Drive for vehicles, pedestrians and cyclists.
- Upgrade bus priority measures for the Frequent Rapid bus service on Hindmarsh Drive and Streeton Drive.
- Slower speed limit on Brierly Street (20–30 km/hr) and Parkinson Street (40 km/hr).

### 6.5.2 Service station

A preferred site for an additional service station has been identified in a central location for Weston Creek and Molonglo Valley residents. This is outside the master plan study area. The preferred site is in north Weston off the Cotter Road and close to the Kirkpatrick Street intersection (Figure 38). Investigations by the Land Development Agency have been undertaken to identify a site suitable for a service station.

### 6.5.3 Dillon Close and Liardet Street surface car parking

Work on a feasibility study for the provision of additional long-term parking in Dillon Close and Liardet Street has been undertaken. Delivery of the car parking spaces is programmed to be constructed in 2015 depending on funding.

### 6.5.4 Public transport – potential actions

- Integrate a major bus stop on Parkinson Street for Woden and the Frequent Rapid bus services.
- Locate bike and ride facilities close to the bus stop.
- Ensure Parkinson Street allows for bus parking on both sides and through traffic for the Frequent Rapid bus service.
- Realign car park entries to allow for bus stop expansion.
- Add a pedestrian crossing at both ends of the transport stop back to the centre.
- If development occurs on the northern car park, relocate the bus layover and bus amenities block to Liardet Street.

### 6.5.5 Public transport services – potential actions

#### Transport services 0–10 years

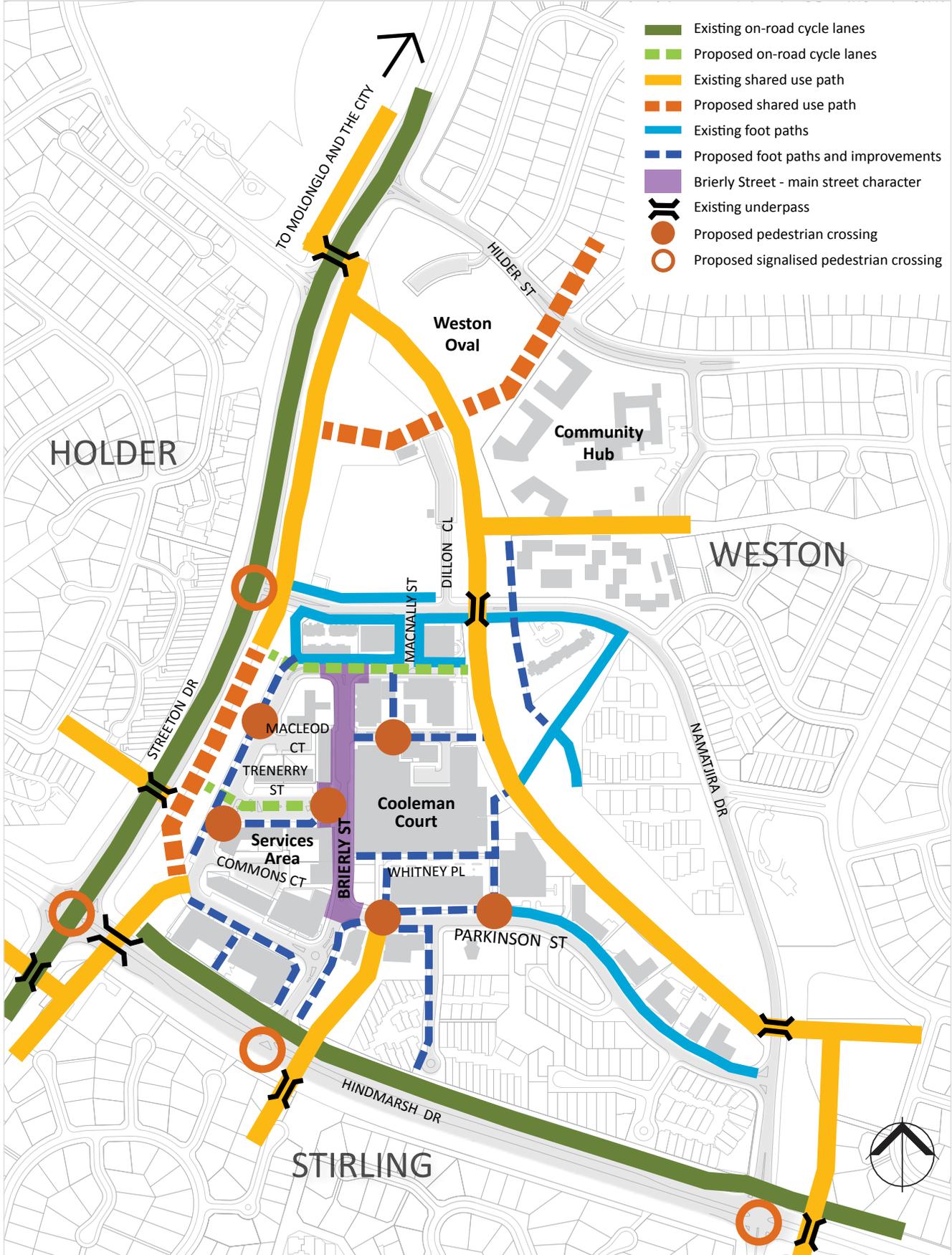
- Initially, Frequent Local bus service to Woden at peak times.
- Later, Frequent Local bus service to Woden every 15 minutes throughout the day (timing subject to population growth in Weston Creek and the Molonglo Valley).
- Frequent Local bus service to Woden links to the city centre Blue Rapid.
- Xpresso buses to the city in peak hour am and pm connecting to Park and Ride in North Weston on Kirkpatrick Street including two additional Xpresso services from Network 14.
- Improve bus services to Weston Creek to provide more efficient service.
- Hourly service connecting the Molonglo Valley and Weston group centre.

#### Transport services 10–20 years

- Initially, Frequent Local bus service to Woden every 15 minutes throughout the day.
- Later, Red Rapid bus service connects the Molonglo Valley and Woden to the city centre (timing subject to population growth in Weston Creek and the Molonglo Valley).



Figure 39: Proposed pedestrian and cycle connections





### 6.5.6 Pedestrian and cycle connections – potential actions

Figure 39 indicates potential actions for pedestrian and cycle connection improvements.

- Improve the pedestrian and shared path network to connect existing sections, providing better access to the centre and residential areas, including Molonglo and Canberra City, integrated with public transport connections.
- Widen pedestrian connections across Brierly Street to Trenerry Square.
- Upgrade the southern side of Trenerry Street for additional uses such as cafes.
- Continue to use Mahony Court as the service road for loading vehicles and improve pedestrian access across this street.
- Improve connections from Weston Creek green spine to residential areas and the commercial core precinct.
- Allow for a cycle route around the centre; however, do not have a separate cycle way on Brierly Street.
- Integrate on-road/off-road cycling.
- Improve signage to improve navigation around the centre.
- Improve lighting to underpasses to improve safety.

*Artist's impression of a possible upgrade to Brierly Street and Trenerry Square*





## 7. Next steps

The master plan has been considered and endorsed by the ACT Government.

The key actions the ACT Government can take to implement the master plan are:

- Prepare a precinct code that gives statutory effect to issues such as land use, heights and design details for future development. Introducing a precinct code requires a Territory Plan variation, a statutory process that includes community consultation.
- Undertake to allow the release of key sites for new development.
- Identify capital works proposals for public realm and infrastructure improvements subject to future ACT Government funding consideration.

Website: [www.act.gov.au/weston](http://www.act.gov.au/weston)





