

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 344

Woden Town Centre:
Zone changes and amendments to the
Phillip precinct map and code

August 2018

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- Attachment D** ACT Government Response to Standing Committee on Planning and Urban Renewal Report No. 3

Australian Capital Territory

Planning and Development (Plan Variation No 344) Approval 2018

Notifiable instrument NI2018- 430

made under the

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

1 Name of instrument

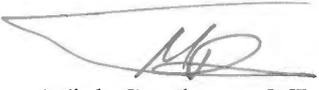
This instrument is the *Planning and Development (Plan Variation No 344) Approval 2018*.

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 344 to the Territory Plan.

(2) In this section:

Draft plan variation No 344 to the Territory Plan means the draft plan variation in the schedule.


Mick Gentleman MLA
Minister for Planning and Land Management

8/8/ 2018

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Schedule

(See section 2(2))



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007

Variation to the Territory Plan No 344

Woden Town Centre:
Zone changes and
amendments to the Phillip
precinct map and code

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

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1. EXPLANATORY STATEMENT

1.1 Background

Variation 344 incorporates the recommendations of the 2015 Woden town centre master plan, which builds on the 2004 Woden town centre master plan. While a number of recommendations from the 2004 master plan have been realised, there have been a number of strategic planning documents released since then, such as the ACT Planning Strategy, which recommend the consideration of urban intensification measures for the centre. This initiated the review of the town centre planning provisions and preparation of the master plan. The review has also considered additional measures for inclusion in the Phillip precinct code, such as nominating maximum building heights for the town centre and identifying new development opportunities in the centre.

1.2 Summary of the Proposal

The variation incorporates the recommendations of the approved Woden Town Centre master plan to provide guidance on the desired future built form and character of the centre as it develops over the next 10 to 20 years.

V344 rezones selected areas, including parts of the open space area south of the Callam Offices to permit community facilities, upgrading the residential zoning of land in Woden Green near the corner of Hindmarsh Drive and Callam Street as well as land along Athllon Drive to permit higher density development. V344 rezones the open space shared path along Athllon Drive and Swinger Hill from residential to urban open space to ensure the active travel path is retained.

V344 introduces building heights to the centre up to 28 storeys, as well as selected sites where marker buildings will be permitted to assist the identification of the centre. Built form provisions are included nominating building setbacks and active frontage requirements to ensure interesting and safe public spaces for pedestrians. Awning requirements are also included to ensure all weather protection along the main pedestrian areas.

V344 retains the existing planning requirements for community facilities to be provided within the centre, and provides additional community facility land for future facilities. The variation also includes heritage requirements for the protection of the Callam Offices heritage character through height controls around the offices.

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 the Woden town centre. The area includes part of the Athllon Drive corridor, Phillip service trades area, town centre core, the recreation precinct north of Launceston Street and a portion of the residential area located east of Callam Street.

The centre has a significant employment base within the ACT with Commonwealth departments and retail being the largest employer. The centre also contains a number of important community, education and recreation uses including Woden Community Services, child care facilities, health related facilities, Woden Library, Canberra College, Eddison Park, pocket parks and ovals.

Distant views of the centre are dominated by Lovett Tower, which is the tallest building in the centre. The building can be seen from several vantage points in Canberra, including Red Hill lookout and the National Arboretum.

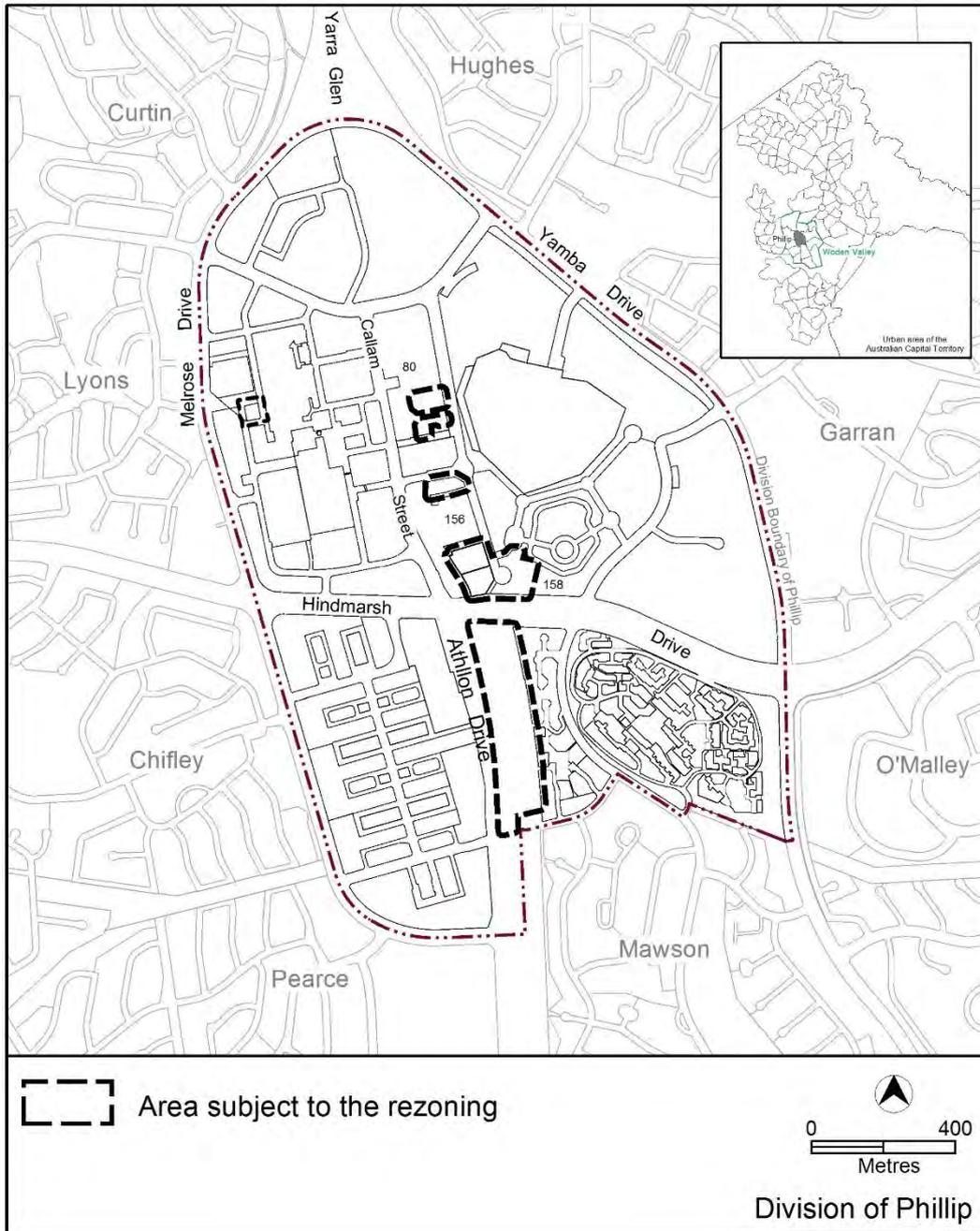


Figure 1: Location map and areas subject to rezoning

1.5 Current Territory Plan Provisions

The town centre is predominately zoned commercial core CZ1 and commercial business CZ2, while the trades and services area is zoned commercial service trades CZ3. Other land subject to this variation is the RZ4 zoned residential land located close to the corner of Callam Street and Hindmarsh Drive, public open space PRZ1 and CFZ community facility land beside Callam Street, and the existing RZ2 suburban core zoned land along Athllon Drive. The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**.

The town centre is subject to the Commercial Zone development code and the Phillip precinct map and code, while the adjoining residential areas are subject to the Residential Zones Development code, Single Dwelling Housing development code and the Multi Unit Housing development code. The community facility land is subject to the Community Facility Zones development code, with the public open space subject to the Parks and Recreation Zone development code.

The general codes may also apply.

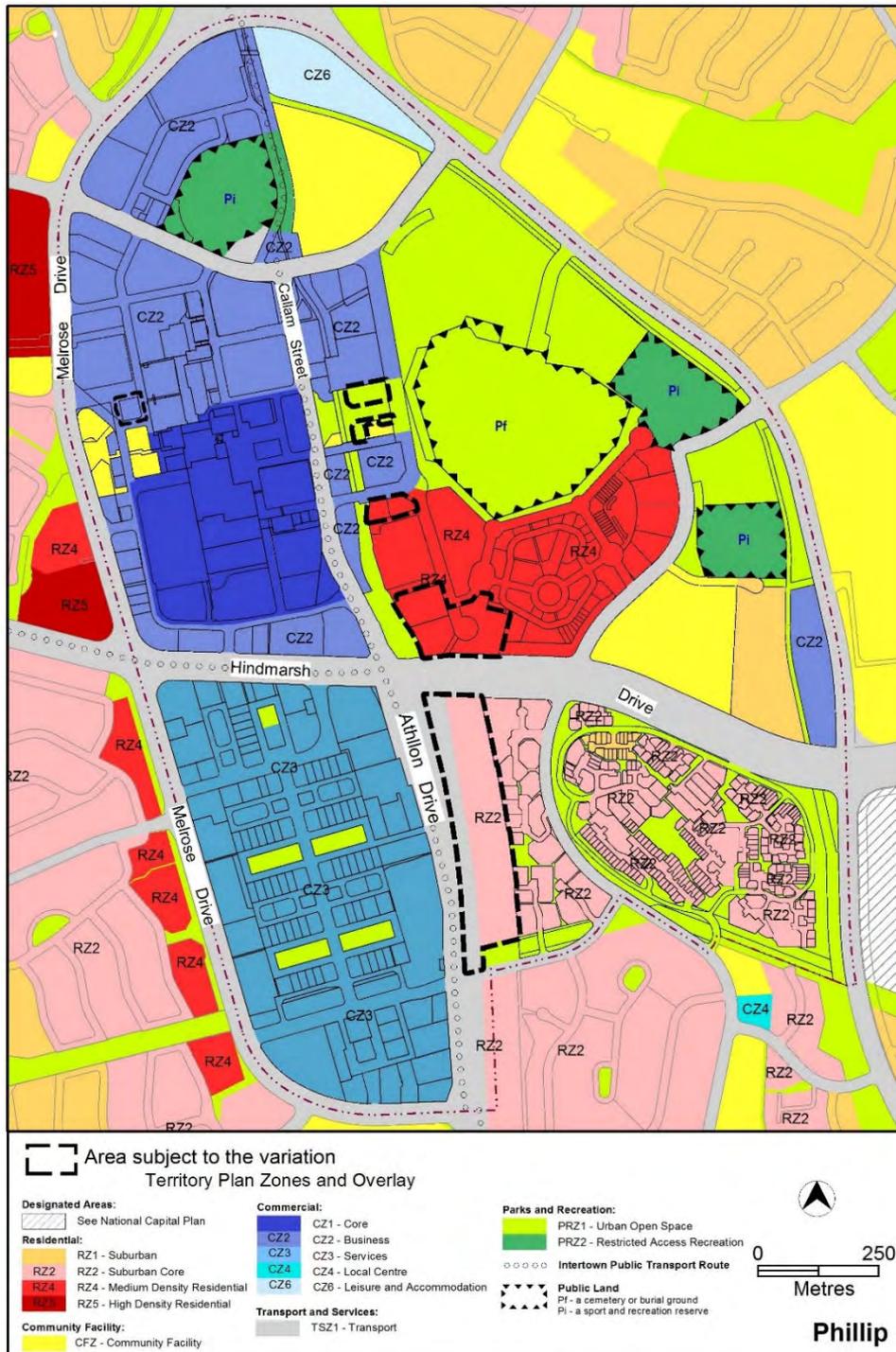


Figure 2: Territory Plan Zones Map

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 344 (DV344) was released for public comment between 10 March 2017 and 21 April 2017, extended to 2 June 2017. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 10 March 2017 and on the Public Noticeboard on 10 March 2017. The extension to the consultation period was published on the Legislation Register on 21 April 2017 and on the Public Noticeboard on 21 April 2017.

A total of 28 written submissions were received, which included 11 submissions from businesses within the centre, 10 submissions from private individuals, 4 submissions from community organisations, 2 submissions from professional groups and one submission from a member of the Legislative Assembly.

Main issues raised by submitters included:

- building heights, with submissions generally supportive or requesting increases in building heights within the town centre, and generally not supportive of increased building heights east of Callam Street
- building setback provisions and other built form controls, with concerns the controls were repetitive or not flexible enough
- population density, with general support for increasing density within the centre
- solar access to dwellings and open space areas, including the town square not being sufficiently protected
- community facilities, with both support and opposition to the proposed expansion of the community facilities zoned land within Arabanoo Park opposite the bus interchange
- provision of active travel links through the centre, and inclusion in the precinct code
- issues with the provision of transport orientated development and light rail alignment
- concerns with particular site specific provisions affecting blocks
- seeking additional urban open space areas, and
- noting errors and seeking clarification of specific provisions.

The above issues were considered and are detailed in a report on consultation, which is available at www.act.gov.au/recommendedvariations. Changes were informed by the issues raised. The Minister will consider the outcomes of consultation prior to making a decision on this draft variation.

1.8 Revisions to the Draft Variation Recommended to the Minister

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

- changes to rule R3, reducing the area permitted for supermarket on a site east of Callam Street from 1500m² to 800m² to enable a smaller convenience store to serve the day to day needs of residents, while not directly competing with the core commercial area
- inclusion of restrictions in the floor plan area for marker buildings located outside of the core commercial area to reduce building bulk and form
- inclusion of a rule requiring solar access to be retained to the town square, as well as to dwellings adjoining development during winter solstice
- removal of the built form criterion C21 as it duplicated other provisions within the code
- amended area a in figure 3 to follow block boundaries along the southern edge of the area
- amended criterion C23 to clarify which provisions apply to residential development and which apply generally, and to remove the podium parking provisions
- amended criterion C25 to apply to podium parking as well as structured car parks
- deleted criterion C26 as it duplicated provisions in C23 for range of apartment types
- amended rule R33 to clarify that awnings are required along the entire length of buildings along active frontages, rather than along the entire block frontage
- amended rule R35 to permit new driveways along Callam Street, but only south of Wilbow Street to allow vehicle access to block 10 section 156, which would otherwise be constrained by lack of other options for vehicle access
- other edits and corrections to selected provisions for clarity and to fix administrative errors that do not alter the intent of the variation, such as correcting references to figures within rules and criteria.

In addition, the following changes have been made in response to the recommendations made by the Standing Committee on Planning and Urban Renewal:

- rezoning block 1 section 181 from CZ2 to PRZ1 urban open space
- removing block 1 section 181 from area b in figure 2 of the proposed precinct code as it will be public open space,
- increasing the area permitted for supermarket for block 13 section 81 from 500m² to 800m²
- amending criterion C11 and associated figure 2 to clarify that the marker building may be permitted anywhere within the block, and not necessarily restricted to the north west corner at the Melrose Drive and Launceston Street intersection
- prohibiting a number of uses from the land in Arabanoo Park rezoned from PRZ1 to CFZ, including residential, religious and health related uses,
- amending the solar access provision for the town square, by imposing broader restrictions on surrounding development to protect solar access to the town square, and
- correction of errors, including:
 - nominating building heights over blocks 16 and 17 section 156 in accordance with the master plan recommendations. These blocks were accidentally omitted from the public consultation version of the DV,
 - editorial corrections, such as the misspelling of Callam Street throughout the document, and
 - correction of numbering as required in Attachment B and Attachment C to the draft variation

Further changes have been made from the recommended version provided to the Minister:

- the provision around marker building sites east of Callum Street has been amended to increase the floor plate of tower elements to 850m², and a criteria has been added to provide more flexibility while minimising detrimental impacts to neighbouring residents. This was amended as the original provision was proven to be overly onerous.

2. VARIATION

2.1 Variation to the Territory Plan map

The Territory Plan map is varied as indicated in figure 3.

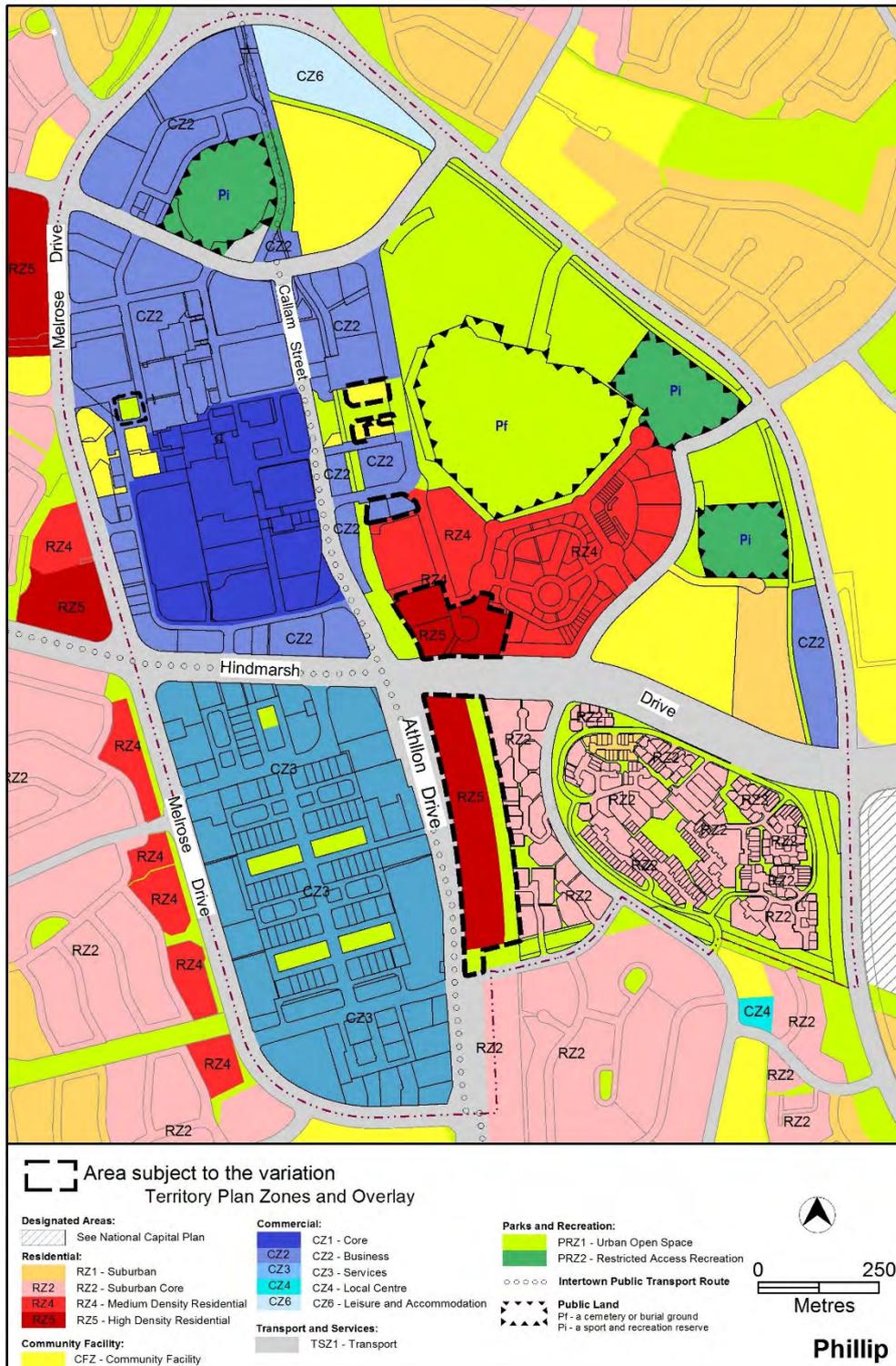


Figure 3: Areas subject to rezoning

2.2 Variation to the Territory Plan written statement

The Territory Plan written statement is varied as follows:

Variation to the Phillip precinct map and code

10 Precinct maps and codes, Phillip precinct map and code
--

substitute the following with the nominated attachment:

Phillip precinct map and development tables with Attachment A

RC1 – Woden Town Centre with Attachment B

renumber:

the element, sub element heading, rule, criteria and figure numbering within the existing RC2 section to accommodate the new RC1 numbering

insert:

Attachment C RC3 – Callam Street/Athllon Drive Corridor after RC2 section

Interpretation service

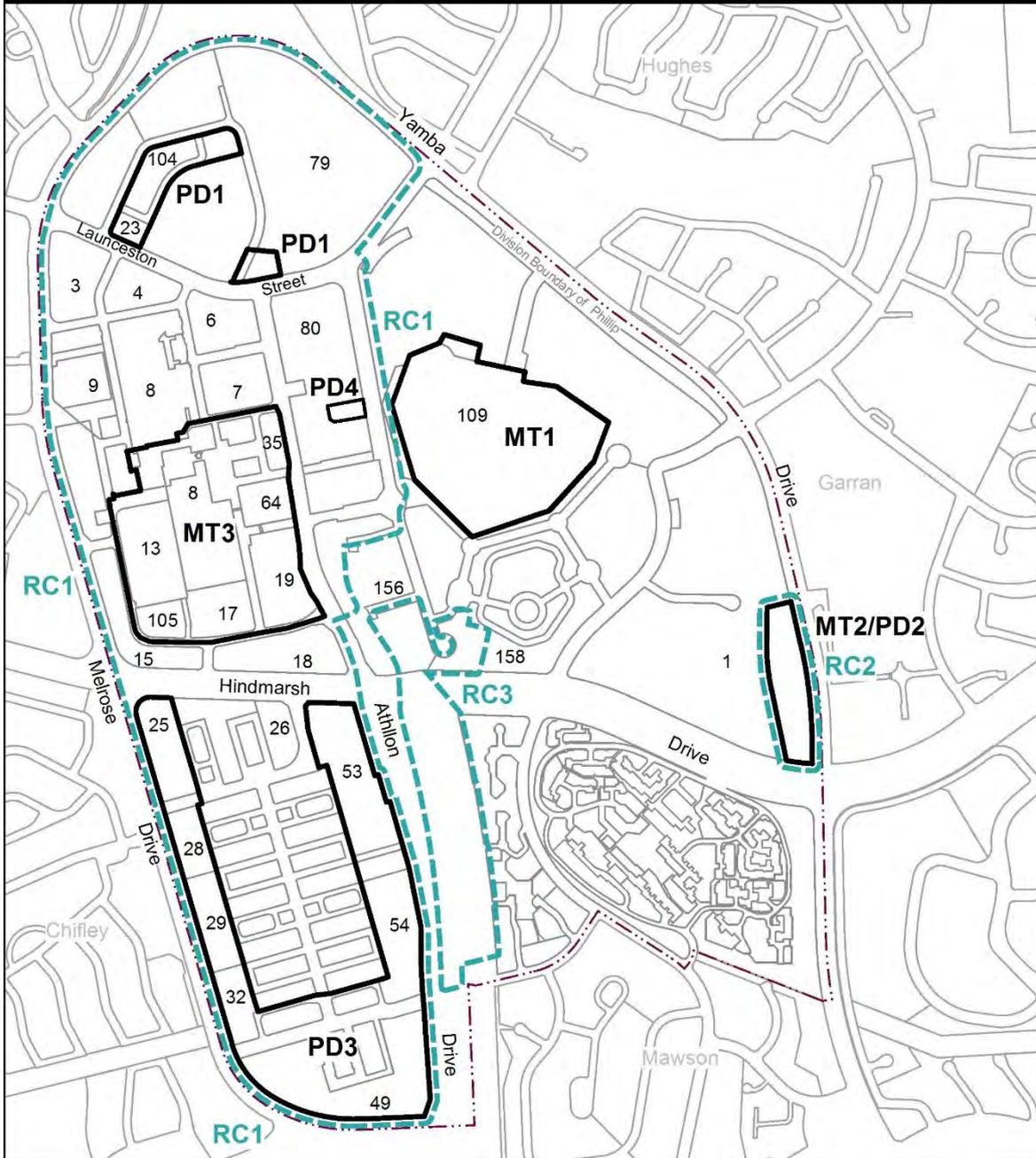
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ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna 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 ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

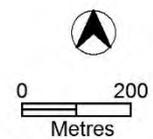
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Canberra and District - 24 hours a day, seven days a week

Phillip Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Phillip Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Phillip 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	CZ2	<i>RESIDENTIAL USE</i>
PD2	CZ2	<i>drink establishment indoor recreation facility restaurant (except where ancillary to other permitted use) SHOP tourist facility</i>
PD3	CZ3	<i>RESIDENTIAL USE COMMERCIAL ACCOMMODATION</i>
PD4	CFZ	<i>business agency educational establishment emergency services facility health facility hospital office place of worship public agency religious associated use residential care accommodation retirement village supportive housing</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	PRZ1	<i>cemetery</i>
MT2	CZ2	<i>scientific research establishment</i>
MT3	CZ1	<i>produce market</i>

Additional rules and criteria

This part applies to blocks and parcels identified in the Phillip Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Woden Town Centre

This part applies to blocks and parcels identified in area RC1 shown on the Phillip Precinct Map. RC1 includes the Woden Town Centre.

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites in CZ1 with boundaries to primary active frontages shown in figure 1.</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"> a) <i>business agency</i> b) <i>club</i> c) <i>COMMUNITY USE</i> d) <i>drink establishment</i> e) <i>financial establishment</i> f) <i>hotel</i> g) <i>indoor entertainment facility</i> h) <i>indoor recreation facility</i> i) <i>public agency</i> j) <i>restaurant</i> k) <i>SHOP</i> 	<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 CZ2 and CZ3 with boundaries to primary active frontages shown in figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
1.2 SHOP – CZ2 – floor area limit	
<p>R3</p> <p>This rule applies to CZ2.</p> <p>The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m².</p> <p>For Block 13 Section 81 Phillip, the maximum <i>gross floor area</i> of supermarket is 800m².</p>	<p>C3</p> <p><i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</p> <p>This criterion does not apply to Block 13 Section 81 Phillip.</p>

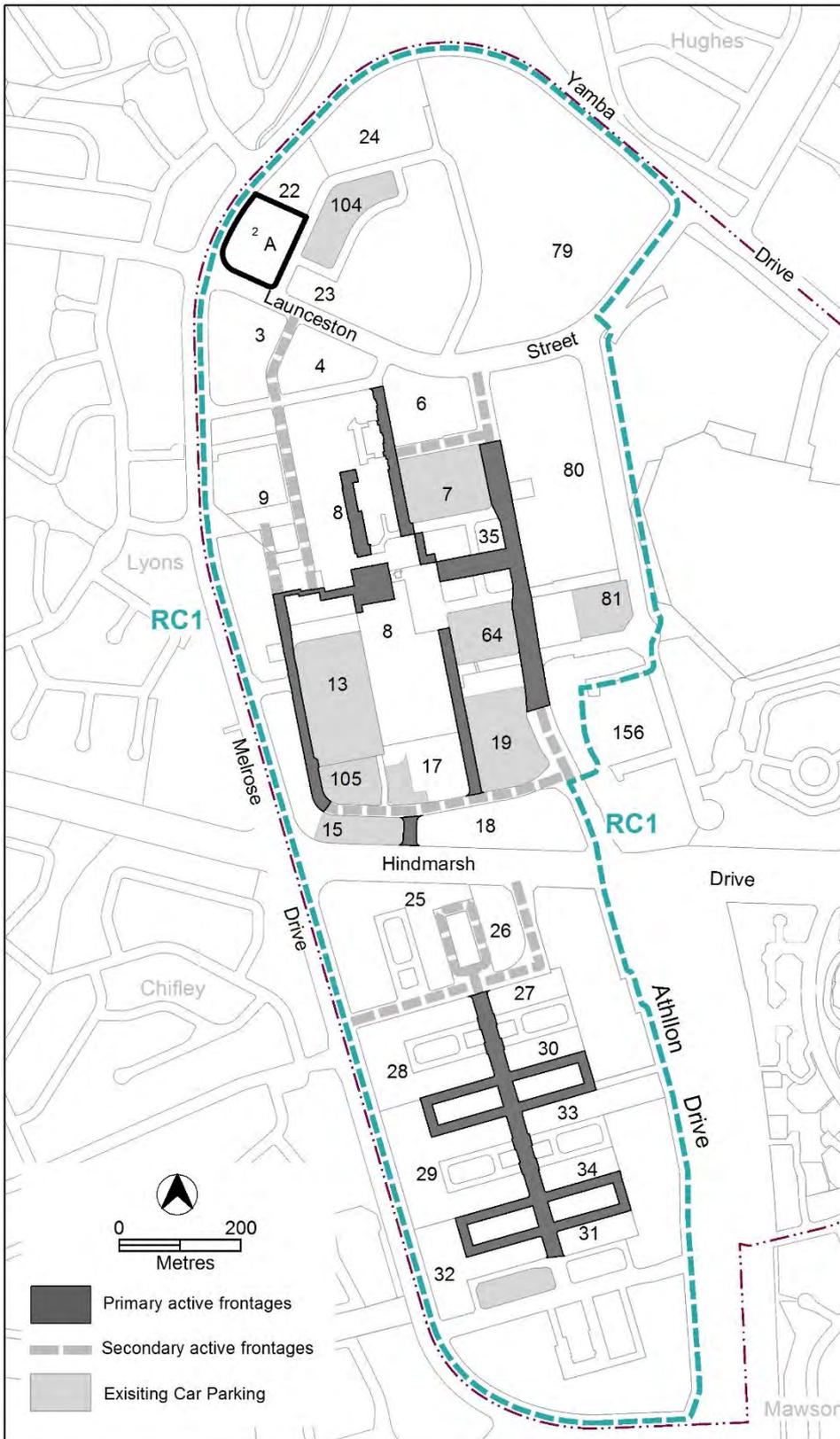


Figure 1 Existing car parks, active frontages and community recreation facilities

Rules	Criteria
1.3 Permissible use restrictions	
<p>R4</p> <p>This rule applies to area 'a', 'b' and area 'e' in figure 2.</p> <p><i>RESIDENTIAL USE</i> is only permitted above the first floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5</p> <p>This rule applies to development in section 7.</p> <p>The following uses:</p> <p>a) <i>RESIDENTIAL USE</i></p> <p>b) <i>COMMERCIAL ACCOMMODATION USE</i></p> <p>are only permitted on land located within 36m of the Callam Street road reserve.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 NON RETAIL COMMERCIAL USE – Phillip Oval	
<p>There is no applicable rule.</p>	<p>C6</p> <p>This criterion applies to sections 23 and 104.</p> <p><i>NON RETAIL COMMERCIAL USE</i> is only permitted where it is demonstrated to be compatible with the operation of a day and night sporting oval.</p>
1.5 Development on nominated car parking areas	
<p>R7</p> <p>This rule applies to the shaded blocks shown in figure 1 noted as existing parking.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</p> <p>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).</p>	<p>C7</p> <p>Development achieves all of the following:</p> <p>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</p> <p>b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory</p>

Rules	Criteria
1.6 Additional development – Phillip swimming and ice skating centre	
<p>R8</p> <p>This rule applies to area 'A' in figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides or retains an ice skating rink suitable for national ice hockey competition b) provides or retains a 50–metre public pool with direct public address to Irvine Street c) development for other uses involves redevelopment of the pool as an indoor facility. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
2.1 Building heights	
<p>R9</p> <p>This rule applies to CZ1 and CZ2.</p> <p>The maximum <i>height of building</i> for the areas shown in figure 2 is:</p> <ul style="list-style-type: none"> a) for area 'a', 24 storeys b) for area 'b', 16 storeys c) for area 'c', 12 storeys d) for area 'd', 6 storeys <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>	<p>C9</p> <p>The maximum <i>height of building</i> for one building tower element per block in areas 'a', 'b' and 'c' may be increased by an additional four storeys where development achieves all of the following:</p> <ul style="list-style-type: none"> a) the development maintains the building height hierarchy of the centre by retaining the taller buildings at the middle of the town centre; and b) development is close to public transport stops and stations. <p>Note: This criterion does not apply to area 'd'.</p>



Figure 2 Building heights and marker buildings

Rules	Criteria
There is no applicable rule.	<p>C10</p> <p>For development that is 12 storeys and above, the applicant shall provide a visual assessment that:</p> <ul style="list-style-type: none"> a) Provides a description of the project and assessment of the physical and visual environment (local context) for the site and surrounding areas including existing landform, vegetation, land use, cycle and pedestrian connections, streetscape and nearby developments b) Provides analysis and relevant illustrations of the key views and approach roads to the proposed development that addresses potential impacts that the development could have on the surrounding landscape character and visual amenity c) Provides evidence and supporting material that outlines how the development has been designed to respond to the local context, mitigate any impacts on the broader landscape setting and visual environment and how it responds to the town centre skyline.
There is no applicable rule.	<p>C11</p> <p>This criterion applies to development in the area indicated by the hatched area shown in figure 2. One higher building element up to 24 storeys may be permitted where development complies with all of the following:</p> <ul style="list-style-type: none"> a) is set back from each road frontage, and b) does not significantly impact on the existing solar access of nearby residential development between the hours of 9am and 3pm on the winter solstice (21 June).
There is no applicable rule.	<p>C12</p> <p>Development in section 80 that is higher than the Callam Offices is setback from Callam Office building at least one metre for each metre of height greater than that of the Callam Offices main roof.</p>

Rules	Criteria
<p>R13</p> <p>This rule applies to section 81.</p> <p>A marker building is permitted up to a maximum <i>height of building</i> of RL670AHD.</p> <p>Note: RL670AHD equates to approximately 92m above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R14</p> <p>This rule applies to section 81.</p> <p>The maximum gross floor area of each floor above 12 storeys is not more than 850m².</p>	<p>C14</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides a narrow silhouette and minimises overshadowing to surrounding dwellings area of principal private open space and main daytime living area b) creates architectural interest and visually reduces the overall scale of the building mass; and c) provides an elegant conclusion to the lower built form.
<p>There is no applicable rule.</p>	<p>C15</p> <p>This criterion applies to section 81.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) retains the existing active travel path, or relocates it to a suitable alternate location with written endorsement from TCCS, and b) provides active uses at the ground floor facing Wilbow Street.
<p>R16</p> <p>This rule applies to CZ3.</p> <p>The maximum <i>height of building</i> for area 'e' and area 'f' shown in figure 2 is four storeys:</p> <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>	<p>C16</p> <p>In area 'e':</p> <ul style="list-style-type: none"> a) five storeys is permitted where development complies with all of the following: <ul style="list-style-type: none"> i) development fronts on to Townshend Street, and either Colbee Court or Dundas Court ii) the fifth storey is setback a minimum of 3 metres from the front boundary b) six storeys is permitted for development facing Altree Court. <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>

Rules	Criteria
<p>R17</p> <p>This rule applies to CZ3.</p> <p>The portion of development above the first floor fronting on to Grenville Court, Prospect Court, Bellona Court or Devine Court is set back a minimum of 6m from the street front boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>2.2 Solar access</p>	
<p>R18</p> <p>Development retains a minimum 3 hours solar access to at least 1,000m² of the town square area shown in figure 3 between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C18</p> <p>Development retains reasonable solar access to the town square.</p>
<p>R19</p> <p>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 between the hours of 9am and 3pm on the winter solstice (21 June).</p>	<p>C19</p> <p>Development retains reasonable solar access to the main daytime living areas of <i>dwelling</i>s on adjoining <i>blocks</i> and their associated <i>principal private open space</i>.</p>
<p>2.3 Built form</p>	
<p>R20</p> <p>This rule applies to development in CZ1 and CZ2 addressing:</p> <ul style="list-style-type: none"> a) Bowes Street b) Furzer Street <p>Buildings are set back a minimum of four metres from the <i>front boundary</i> adjoining each street at the ground floor level, up to 12 storeys. The minimum front setback for development above 12 storeys is 6m.</p>	<p>C20</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> a) provide sufficient space for large canopy street trees b) provide reasonable space for pedestrians and cyclists c) are consistent with the front boundary setbacks of existing adjacent buildings; and d) do not prejudice the future development of adjoining sites.

Rules	Criteria
<p>R21</p> <p>This rule applies to development in CZ1 and CZ2 addressing:</p> <ul style="list-style-type: none"> a) the pedestrian spine shown in figure 3 b) Callam Street c) Corinna Street d) Easty Street e) Irving Street f) Matilda Street g) Melrose Drive h) Wilbow Street <p>Buildings are built to the <i>front boundary</i> at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 22m above datum ground level b) 3m for the portion of development above 22m up to 12 storeys c) 6m for the portion of development above 12 storeys. 	<p>C21</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances, public amenities and landscaped areas. <p>Minor departures from the building setbacks are permitted for the portion of development above 12 storeys where the building is designed to limit the building floor plate size of the tower to reduce the bulk and scale of the development and allow for solar access on to the public spaces, streets and adjacent development.</p>
<p>R22</p> <p>This rule applies to development in CZ1 and CZ2 addressing the town square.</p> <p>Buildings are built to the front boundary at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 12m above datum ground level b) 6m for the portion of development above 12m up to 12 storeys c) 9m for the portion of development above 12 storeys. 	<p>C22</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances and landscaped areas. <p>Minor departures from the building setbacks are permitted for the portion of development above 12 storeys where the building is designed to limit the building floor plate size of the tower to reduce the bulk and scale of the development and allow for adequate solar access on to the town square.</p>

Rules	Criteria
<p>R23</p> <p>This rule applies to development in CZ1 and CZ2 addressing Bradley Street.</p> <p>The minimum front setbacks are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 12m above datum ground level b) 3m for the portion of development above 12m up to 9 storeys c) 6m for the portion of development above 9 storeys. 	<p>C23</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances and landscaped areas.
<p>R24</p> <p>This rule applies to section 7.</p> <p>Redevelopment complies with the following:</p> <ul style="list-style-type: none"> a) a publicly accessible road is provided in the location shown in figure 3 b) a landscaped area is provided adjoining and parallel to the Matilda Street road reserve as shown by the hatched area in figure 3 that complies with all of the following: <ul style="list-style-type: none"> i. is publicly accessible at all times ii. has a minimum width measured perpendicular to the block boundary adjoining Matilda Street of 20m. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C25</p> <p>Buildings achieve a high standard of design quality demonstrated through the following:</p> <ul style="list-style-type: none"> a) Building are designed to include a range of high quality building materials and colours that are compatible with adjacent development and that contribute to a pedestrian scale, particularly at the lower levels of the building b) Buildings are designed to be well articulated to reduce the bulk and scale of development and provide architectural expression in the built form c) Residential buildings include elements that improve the use and performance of the building, such as wintergarden balconies and passive surveillance of primary and secondary active frontage streets and places d) Providing effective sun shading to areas of west facing glazing and balconies, through measures such as overhangs, adjustable external screens or vegetation. e) Residential buildings provide a range of apartment sizes and types, such as dual-key, cross-over, shop-top and apartments suitable for families. f) Providing green infrastructure, such as roof top planting, green walls, deep root planting areas or garden areas incorporating shrubs and rain gardens. g) Plant rooms that are integrated or concealed within building form.
<p>R26</p> <p>This rule applies to development addressing primary active frontages in CZ3.</p> <p>The minimum floor to ceiling height at the ground floor is 3.6m.</p>	<p>C26</p> <p>Floor to ceiling heights:</p> <ul style="list-style-type: none"> a) contribute to natural ventilation b) promote penetration of daylight c) are adaptable for commercial uses.

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C27</p> <p>Above ground structured car parks comply with all of the following:</p> <ul style="list-style-type: none"> a) incorporate commercial tenancies at ground floor along the front boundary b) use high quality architectural elements, landscaping and/or green infrastructure to screen the structures from public spaces and streets c) pedestrian access points are well lit and clearly visible from the street, and d) where publicly accessible parking is provided, ensures direct public access to and from the car parking to the public space.
<p>2.4 Active frontages</p>	
<p>R28</p> <p>For buildings located along primary active frontage areas shown in figure 1, ground floor frontages and building designs comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. 	<p>C28</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas, and b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.
<p>R29</p> <p>This rule applies to residential development adjoining primary and secondary active frontages shown in figure 1.</p> <p>Development includes balconies and/or windows to main living areas addressing the public space/street.</p>	<p>C29</p> <p>Residential development provides opportunities for passive surveillance of public spaces.</p>

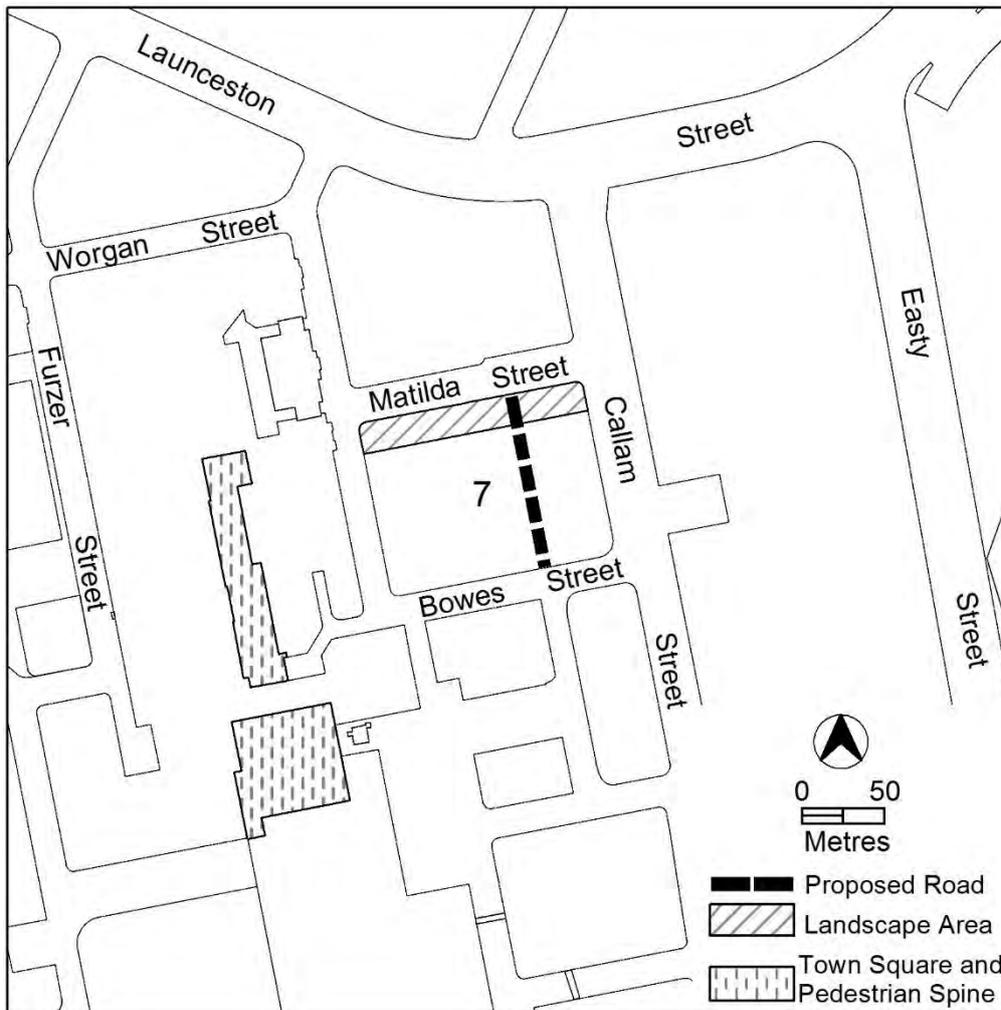


Figure 3

Rules	Criteria
<p>R30</p> <p>For buildings located along secondary active frontage areas shown in figure 1, ground floor frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities. 	<p>C30</p> <p>Development at ground level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for commercial use b) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building.
<p>There is no applicable rule.</p>	<p>C31</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 1.</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C32 Utility infrastructure, such as electricity substations and water boosters, located along primary active frontages are minimised and/or screened where possible.</p>
2.5 Landscape zone	
<p>R33 This rule applies to secondary active frontages shown in figure 1. Where a building frontage is greater than 30m in length and active uses are not incorporated on the ground floor, a landscaped area with a minimum depth into the block of 3m from the front boundary is provided for a minimum of 20% of the length of the front boundary. Planting is wholly contained within the leased block boundaries. Note: It is the responsibility of the lessee to ensure that any proposed plantings do not conflict with existing services.</p>	<p>C33 Landscaped areas are provided along secondary frontages to soften the street environment and add points of interest. The landscaped areas are integrated with the adjacent verge level, and contained wholly within the block boundaries.</p>
2.6 Awnings	
<p>R34 This rule applies to buildings fronting:</p> <ul style="list-style-type: none"> a) Ball Street b) Bradley Street c) Brewer Street d) Callam Street e) Colbee Court f) Corinna Street g) Dundas Court h) Townshend Street i) bus interchange. j) town square k) pedestrian spine <p>Buildings provide a continuous awning along the entire length of the building located along the front boundary with a minimum:</p> <ul style="list-style-type: none"> a) height from <i>datum ground level</i> of 3.2m, and b) depth from the building facade of 3m. 	<p>C34 Protection from the natural elements is provided along pedestrian movement corridors by incorporating:</p> <ul style="list-style-type: none"> a) continuous awnings that are compatible with existing structures b) shelter that allows for street trees and other landscaping c) visually safe and amenable shelter design.

Rules	Criteria
2.7 Screening	
There is no applicable rule.	C35 Waste collection areas are screened from public view.
2.8 Driveways	
<p>R36</p> <p>No new driveways are permitted along:</p> <ul style="list-style-type: none"> a) Callam Street, north of Wilbow Street b) Launceston Street. c) Melrose Drive d) Townshend Street <p>Note: Replacement or relocation of existing driveways is not restricted by this rule.</p>	This is a mandatory requirement. There is no applicable criterion.

RC3 – Callam Street/Athllon Drive Corridor

This part applies to blocks and parcels identified in area RC3 shown on the Phillip Precinct Map.

Element 4: Buildings

Rules	Criteria
4.1 Number of storeys	
<p>R40</p> <p>This rule applies to area 'a' in figure 4.</p> <p>Development is limited to 6 storeys, with a marker building permitted up to a maximum <i>height of building</i> of RL648AHD.</p> <p>Note: RL648AHD equates to approximately 58m above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R41</p> <p>This rule applies to area 'a' in figure 4.</p> <p>The portion of development above 6 storeys is limited to 850m² <i>gross floor area</i> per floor.</p>	<p>C41</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides a narrow silhouette and minimises overshadowing to surrounding residential areas b) creates architectural interest and visually reduces the overall scale of the building mass; and c) provides an elegant conclusion to the lower built form.
<p>R42</p> <p>This rule applies to area 'b' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 4.</p>	<p>C42</p> <p>Building heights may be increased to 6 <i>storeys</i> where development:</p> <ul style="list-style-type: none"> a) provides an appropriate transition in height from the existing adjoining development b) does not adversely impact on surrounding residential development through overshadowing and/or overlooking; and c) includes areas for deep root planting.
<p>R43</p> <p>This rule applies to area 'c' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 3, except where within 52m of Yarralumla Creek centre line, where the maximum number of <i>storeys</i> is 6.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
4.2 Setback	
<p>R44</p> <p>The minimum front building setback to block boundaries addressing Athllon Drive is 4m.</p>	<p>C44</p> <p>Building frontages to Athllon Drive provide a landscaped setting.</p>

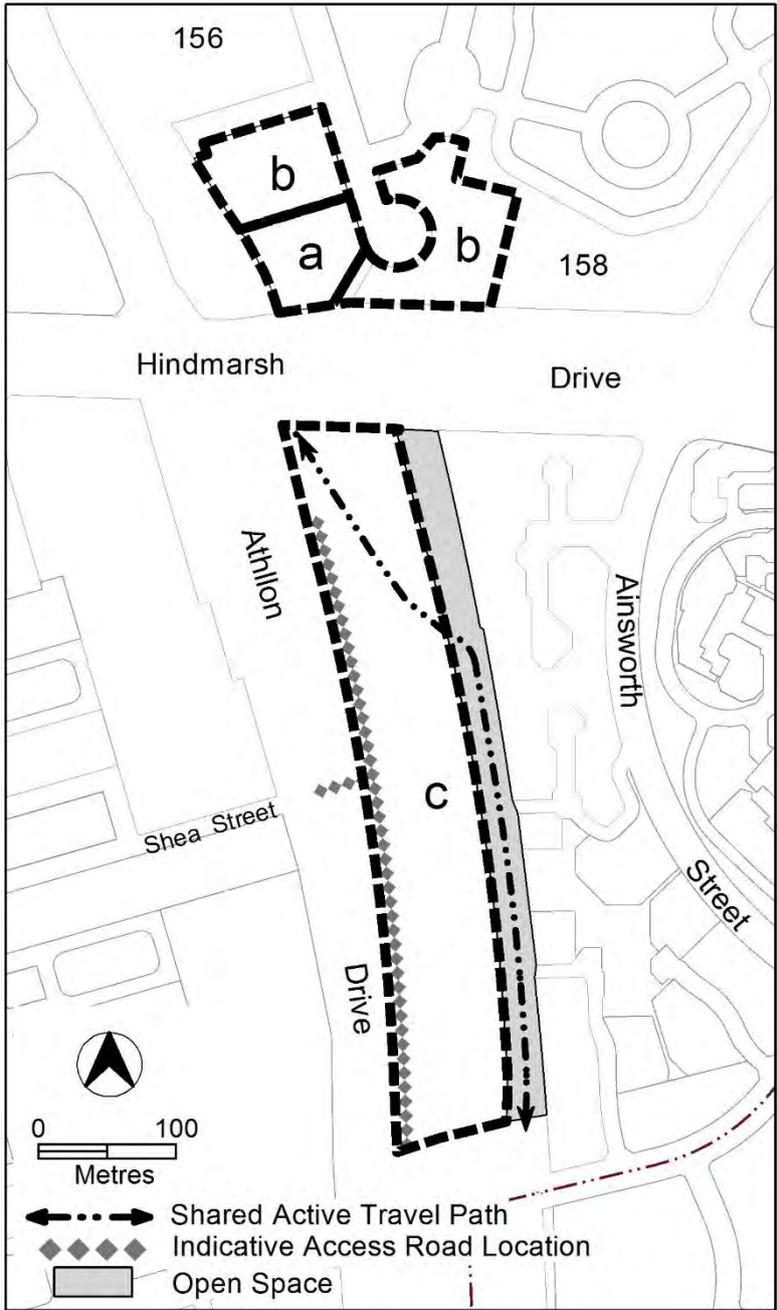


Figure 4

Rules	Criteria
4.3 1 in 100 year flood levels	
There is no applicable rule.	C45 This criterion applies to area 'C' in figure 4. Residential development is not permitted within the 1 in 100 year flood level of Yarralumla Creek.

Rules	Criteria
4.4 Vehicle access	
There is no applicable rule.	<p>C46</p> <p>This criterion applies to area 'C' in figure 4.</p> <p>Development incorporates the indicative access road in the location shown.</p>
4.5 Open space interface	
<p>R47</p> <p>This rule applies to area 'c' in figure 4.</p> <p>Development retains the existing shared active travel path connection to the Hindmarsh Drive underpass.</p>	<p>C47</p> <p>Any changes to the existing shared active travel path alignment complies with all of the following:</p> <p>a) retains easy and direct continuous active travel connection between Woden town centre and Mawson group centre</p> <p>b) are endorsed by TCCS.</p>
<p>R48</p> <p>This rule applies to area 'c' in figure 4.</p> <p>Development along the open space area and shared active travel path provides all of the following:</p> <p>a) addresses the open space and shared active travel path with windows to habitable rooms, balconies and areas of open space adjoining the shared boundary</p> <p>b) openings for direct pedestrian access to the shared active travel path.</p>	<p>C48</p> <p>Development provides passive surveillance and pedestrian access to the shared active travel path and open space area.</p>

Element 5: Heritage

5.1 Potential archaeological deposits	
There is no applicable rule.	<p>C49</p> <p>This criterion applies to area 'C' in figure 4.</p> <p>Development applications will be referred to the ACT Heritage Council, and its advice considered before the determination of the application.</p>



ACT
Government

Environment, Planning and
Sustainable Development

ATTACHMENT A

Planning and Development Act 2007

REPORT ON CONSULTATION

Draft Variation to the Territory Plan
No. 344

Woden Town Centre:
Zone changes and amendments to
the Phillip precinct map and code

July 2017

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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 344 (DV344) was released for public comment on 3 March 2017. The closing date for comments was 21 April 2017, extended until 2 June 2017. The version of DV344 released for public comments is at ***Appendix 1***.

A total of 28 written submissions were received within the consultation period including 11 submissions from businesses within the centre, 10 submissions from individuals, 4 submissions from community organisations, 2 submissions from professional groups and one submission from a member of the Legislative Assembly.

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, the ACT Heritage Council and land custodian Transport Canberra and City Services (TCCS) received and assessed prior to release of the DV344 are addressed in sections 3.3 - 3.6 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.

Built form

2.2.1 **In relation to building heights, 5 support the proposed building heights or recommend higher (submitters 1, 4, 14, 23, 26), 2 are against height increases generally, particularly around the edges of the town centre and around the town square (submitters 27, 28). In relation to building heights east of Callum Street, 4 are opposed (submitters 1, 9, 14, 27), and 1 supports building height increases in this area (submitter 20).**

Response

The submissions supporting the building heights are noted.

The building heights were determined after careful consideration in the Woden Master Plan in relation to the anticipated density, bulk and scale of particular buildings as well as the suitability of the location in terms of traffic, access, and management of impact of taller building elements on surrounding land uses. The Woden Master Plan was subject to extensive community consultation and input.

In this regard, changes (increases or decreases) to building heights contained in DV344 are not supported.

2.2.2 There were mixed comments on the additional four storey increase in building heights – 2 submissions are against the increase in building heights (submitters 18, 27). One submission notes that the provisions are too easy to comply with (submitter 10). One submission notes that the four storey increase in building heights is a departure from the master plan recommendations. (submitter 28)

Response

The master plan included a range of ‘community benefit’ provisions that would require developers to provide a measurable benefit to the community in order to increase the building height by an additional four storeys. In reviewing the provisions for inclusion in the draft variation, it was determined that additional work needed to be undertaken to ensure the community benefit provisions were practical, and balanced between providing reasonable benefit while not being overly onerous. The additional four storey allowance will bring the heights in line with the master plan recommendations and ensure a diversity of heights are achieved, particularly for larger sites.

2.2.3 There were mixed comments on the proposed marker buildings – 1 submission supported the marker buildings (submitter 15) and 2 objected to them. (submitters 27, 28)

Response

The support for the marker buildings is noted. The marker buildings were a specific requirement of the master plan, and have been included to reflect the intention to create visual connections (east and west) and to earmark entry and gateway points to the town centre. The master plan was subject to extensive community consultation and input and as such changes to the height of the marker buildings are not supported.

2.2.4 There were mixed comments on the built form provisions – 1 submission supports the provisions, 3 suggest amendments to reduce complexity and increase flexibility, and 1 requested increased setbacks further from the centre (submitter 20, 11, 23, 26, 9)

Response

The comments on built form are noted.

The building setback provisions have been reviewed in light of the submissions suggesting that several of the provisions are trying to achieve the same outcome and could be consolidated to reduce unnecessary complexity.

Increased setbacks in the centre are not supported because these setbacks were subject of extensive site planning and consideration during the preparation of the Woden Master Plan and there is no demonstrated need to change them further.

2.2.5 Other development controls have been suggested including wind shear controls for all development (submitter 28), greenery for all development (submitter 3, 10) and developing derelict buildings before anything else (submitter 9)

Response

The comments about developing derelict buildings are noted and understood. However, it is beyond the scope of the Territory Plan to monitor the conditions of buildings or to stipulate they be redeveloped if derelict.

Wind shear effects for taller buildings are dealt with through the Building Code of Australia and as such are not specifically dealt with in DV344. The location and scale of taller building elements were carefully considered as part of the master planning process in order to minimise a range of potential impacts of taller building elements on surrounding uses and the public domain.

In terms of greening development of the town centre, DV344 identifies areas for landscaping areas within the town centre, and includes provisions encouraging the use of plantings as part of development. There is also a suite of provisions in the existing Territory Plan codes stipulating requirements for private open spaces.

Solar access

2.2.6 There has been a call for increased protection of solar access to specific areas, town square, pedestrian spine, residential or active frontages (submitters 6, 8, 10, 27, 28).

Response

DV344 includes specific amendments to the Phillip precinct code to protect solar access to the town square and pedestrian spine. Further amendments have been made to clarify that 3 hours solar access to 1,000m², or approximately 25%, of the town square area, and to the main daytime living areas and private open space of residential dwellings, is considered the benchmark level of solar access. The associated criteria remain in the code to enable consideration of departures to the rule.

There are also requirements for solar access throughout existing Territory Plan codes that will apply to any development or redevelopment within the town centre.

Zoning

- 2.2.7 **There were mixed comments about increasing Community facilities by rezoning part of Arabanoo Park (Woden Town Park) to CFZ community facility zone, with 1 submission requesting the park remain as open space (submitter 28) and one submission endorsing the co-location of community facilities on the site (submitter 21).**

Response

The proposed rezoning responds to the recommendations of the Woden Master Plan which identifies the need to consolidate community uses in this location. Accordingly, no changes will be made to DV344.

- 2.2.8 **Concerns have been raised that the community facilities are separated from the town centre (submitter 10).**

Response

DV344 seeks to rezone part of Arabanoo Park to the CFZ community facility zone in order to attract and consolidate community uses in this location, which is close to the bus interchange. A range of community uses are also permitted in the various commercial zones of the town centre, as well as existing community facilities including the library and health centre within the centre. On this basis no further amendments will be made to DV344.

- 2.2.9 **There was a suggestion to rezone the interchange to CFZ (submitter 28).**

Response

The Woden Master Plan recommends consolidation of community uses. In this regard, DV344 rezones land within the Woden Town Park area for CFZ community facility zone and associated uses. The current bus interchange will be retained.

- 2.2.10 **There was a suggestion for a potential rezoning to open space of block 1 section 181 Phillip (submitter 2).**

Response

It is noted that the master plan identifies block 1 section 181 as part of the open space system, though there is no discussion of rezoning the block from CZ2 commercial business zone to PRZ1 urban open space in the accompanying text. A further review of the area may recommend rezoning the site as part of future work to ensure the site remains a publicly accessible open space.

- 2.2.11 **There were mixed comments about the changes for the Athllon Drive corridor – 2 submissions suggesting lower order residential zoning (submitter 9, 27), 1 submission suggesting deferring rezoning until light rail planning completed (submitter 27), and 1 submission asks for open space to be maximised (submitter 28).**

Response

The higher density residential zoning (RZ5) that is proposed in DV344 and DV345 along this corridor reflects its strategic location on a key north south transport route regardless of the future stages of light rail.

The current RZ2 suburban core zoning adjacent to the existing Swinger Hill area will be replaced with a wide spine of PRZ1 urban open space zoning. This will provide separation from the proposed RZ5 higher density residential zoning along the Athllon corridor and protect the active travel corridor. The section of Athllon Drive contained in DV345 Mawson group centre includes large areas of open space land, including land rezoned from suburban core residential, which will also provide additional open space for use by existing and future residents of the area.

2.2.12 There were mixed comments about the proposed rezoning of RZ4 medium density residential zone to CZ2 Commercial business zone – 1 submission was opposed and 1 submission was in support (submitter 9, 20).

Response

The comments are noted. The site was identified in the master plan as being suitable for rezoning to reflect the existing commercial uses on the site and attract additional commercial activities to the area.

2.2.13 There was one submission generally supporting the rezoning in DV344 (submitter 20).

Response

The comment is noted.

Infrastructure/facilities

2.2.14 Provide additional community, educational and recreational facilities along with additional open space (submitters 1, 3, 6, 15, 27, 28)

Response

DV344 makes provision for additional CFZ community facility zoned land by rezoning parts of the town park to the CFZ community facility zone to promote community uses to establish in a central location and co-locate with existing facilities with close pedestrian access to the bus interchange

DV344 includes the following provisions to increase and improve open space and recreation:

- Provisions for additional landscape areas within the town centre
- Rezoning of land to urban open space along the Athllon corridor
- Phillip precinct code puts controls in place to activate frontages in proximity to key community recreational uses within the town centre.
- Additional provisions in the Phillip Precinct code to regulate buildings at the interface of public places and spaces. This includes protecting solar access, passive surveillance and safety.

2.2.15 The future of the ice rink and pool is questioned, with one noting that the precinct code is still too restrictive on what can be done on the pool site (submitters 25, 28)

Response

The Woden Master Plan identified the need to simplify the planning controls applying to the existing ice rink and pool to ensure a range of other uses can be developed on the site to maintain its viability (page 89 item 5.6.7). This has been implemented in DV344 through amendments to the existing rule in the Phillip Precinct Code. Any proposal to further relax the provisions applying to this site would be assessed on its merits and may result in a future variation to the Territory Plan if supported.

2.2.16 Provide additional aged and public housing within the town centre (submitters 5, 17)

Response

The master plan did not recommend setting aside specific areas exclusively for these purposes, though the current and proposed Territory Plan zones and provisions permit both aged and public housing within the town centre and throughout adjoining areas.

Permissible uses

2.2.17 Residential uses in the CZ3 services - trades area is not supported (submitter 9, 27)

Response

Residential uses are currently permitted in the CZ3 services zone. DV344 seeks to reduce the area of the CZ3 services zoned areas of Phillip in which residential uses can be developed. This is achieved through an amendment to the Phillip precinct map and code.

2.2.18 There were mixed comments about a supermarket east of Callum Street – 1 support, 1 opposed (submitter 13, 20).

Response

While the provision of a supermarket with a maximum floor area east of Callum Street was not specifically identified in the masterplan, it was recommended for inclusion in the variation based on further work being undertaken on customer demand for shopping facilities in town centres.

The provision was intended to enable a low scale supermarket to provide for the day to day needs of Woden Green residents as the main line supermarkets are located across Callum Street and on the western side of the Westfield shopping centre, a walk of approximately 500m from the edge of Woden Green. In reviewing the proposed allowance, it has been determined that a smaller scale shop of not more than 500m² would be more appropriate to service the day to day needs of the local population while not impacting on the operation of the commercial centre.

Transport and parking

2.2.19 There were a range of comments about active travel – 3 request cycling routes be put into the precinct code and 1 says better cycling links needed, 1 needing a better pedestrian east-west link and 1 requesting better lighting for the path between Mawson and Woden (submitter 5, 7, 10, 15, 16 28).

Response

The primary active travel paths, main pedestrian spine and key active frontages are all included in DV344 and will be achieved at the time of development or redevelopment in these locations. The broader cycling network is dealt with outside the Territory Plan because it is usually provided in the public domain and therefore not reliant on development proposals to be achieved.

2.2.20 There were comments in relation to car parking – 1 says more parking is needed at the Woden library, 1 noting that people still need cars, and that increased development will increase traffic and parking needs (submitter 3, 9).

Response

The comments are noted. The Territory Plan parking and vehicular access general code contains requirements for car parking, which will need to be complied with for all future development proposals. This has not been altered in DV344.

2.2.21 Transport Orientated Development (TOD) – several submissions suggested that the DV doesn't support TOD, or that higher density is needed for TOD (submitter 1, 10, 14, 26), while one submission suggested that development along Athllon Drive will slow down rapid transport (submitter 27).

Response

Increasing residential densities in key locations within the Woden town centre and along key transport route including the Athllon corridor provides excellent access to the main intertown public transport route and the bus interchange. It is entirely consistent with the concept of 'transport oriented development'. It also provides a scope for people to live in proximity to their place of employment and to other key services they use. In this way opportunities for walking and cycling are increased.

2.2.22 Driveway access – 1 submission opposes the restriction on driveways (submitter 20), while one submission requested that access be protected for their block (submitter 8) .

Response

In regards to the driveway access, the comments are noted and relate to a specific undeveloped block in Callum Street that will require access to Callum Street. An amendment has been made accordingly. In regards to protecting existing access, this is not necessary to be included in the precinct code, as it is a general policy that access to a leased block is maintained.

2.2.23 Light rail – three submissions regarding light rail, that it is unnecessary, impact the route to the Canberra Hospital would have on the town centre, lack of provision of a corridor, and asking for the variation to be reviewed once the light rail route has been finalised (submitter 1, 9, 10, 28).

Response

The comments are noted. DV344 responds to the Woden Master Planning process which included consideration for the future provision of light rail, though preceded the detailed planning for the light rail corridor in this location. If further planning changes are required once the detailed design stage has been undertaken a Territory Plan variation will be required.

Typographical changes

2.2.24 Some typographical errors have been identified and/or clarification is sought on some rules (submitter 2, 11, 26).

Response

The comments are noted and updates made accordingly.

Process

2.2.25 There were mixed recommendations about Referral of DV344 to Standing Committee – 1 submission requesting the DV be referred to the Standing Committee, and 1 opposing referral (submitter 6, 26).

Response

The comment is noted. This is a matter for the Minister for Planning and Land Management if and when DV344 is recommended for his consideration. Once the Minister receives the recommended variation, he may choose to refer the variation to the Standing Committee, and they may choose to undertake an inquiry.

2.2.26 DV delays – There are 2 submissions seeking for the DV to be finalised as soon as possible (submitter 19, 26).

Response

The draft variation processes are subject to statutory requirements that are required to be complied with, including any time required by the Standing Committee to undertake an inquiry, if they so choose. Within these requirements the DV will be progressed as quickly as possible.

Noise management

2.2.27 There is 1 submission noting that restrictions on use along active frontages encourage noise generating activities, while one submission seeks additional noise management plan requirements to protect residential areas from commercial noise (submitter 9, 26).

Response

There are existing requirements for noise management contained in the Territory Plan commercial zones development code and multi unit housing development code. Any future development proposal likely to generate noise through activities, or potentially sensitive to existing noisy activities will need to demonstrate how the impacts will be mitigated.

Masterplan

2.2.28 1 submission sought an amendment to the approved master plan as it nominated a walkway through leased land (submitter 2).

Response

The master plan provides overarching policy recommendations and does not in itself have any statutory weight. While it shows the general desired arrangement for a range of activities and routes, these are indicative only and do not impose restrictions on land use or development. Detailed design work undertaken to incorporate the recommendations of the master plan is where issues such as this are resolved, and do not require amendments to the master plan.

Other issues

2.2.29 One submission submitting results from a survey on people's opinions of safety within the town centre (submitter 12).

Response

The survey results are noted. DV344 has sought to significantly improve safety throughout the town centre through the activation of key street frontages and improvements to main pedestrian thoroughfares and spines. These provisions in association with the Territory Plan crime prevention through environmental design general code will assist in increasing safety throughout the town centre.

2.2.30 One submission requesting Gungahlin precinct code provisions be included in the precinct code (submitter 28).

Response

The provisions included in the Phillip precinct code are based on the recommendations of the Woden master plan, with requirements that differ from the Gungahlin town centre.

2.2.31 One submission stating that suburban commercial centres should be rejuvenated along with town centres (submitter 9).

Response

Agreed. The Woden master Plan is one of a series of planning processes for various commercial centres throughout Canberra.

2.2.32 One submission stating that the DV should be abandoned as technology will make town centres obsolete (submitter 22).

Response

The comments are noted. Technological advances particularly telecommuting and the like are undoubtedly going to change the way people use the urban landscape. This may include working from home, shopping on line and/or engaging with friends on social media. However, it is not anticipated that the need for commercial centres including the Woden town centre will disappear in the foreseeable future.

2.2.33 One submission noting that the cemetery expansion isn't supported (submitter 28).

Response

The Woden cemetery expansion is not part of this draft variation.

2.2.34 One submission asking where the community hub feasibility study from 2012 is, and that an analysis of capitalising on the health aspect should be done (submitter 28).

Response

The feasibility study was not part of this variation, and is a separate body of work from the master plan process on which the variation is based.

2.2.35 One submission stating that the policy framework isn't working as cafes are closing in the town centre, and recommending that a cross government team should undertake planning for Woden and the transport corridor (submitter 28).

Response

The closure of businesses within the town centre, particularly those relying on trade with the local workforce has been significantly impacted by federal department relocations and other long term trends. The Woden master plan, and by extension the draft variation seeks to revitalise the Woden town centre and to stimulate investment and growth in the centre.

3. COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007

3.1 Release for Public Comment (section 63)

Draft variation 344 (DV344) was released for public comment on 3 March 2017. The closing date for comments was 21 April 2017, extended until 2 June 2017. The version of DV344 released for public comments is at **Appendix 1**.

A total of 28 written submissions were received within the consultation period including 11 submissions from businesses within the centre, 10 submissions from individuals, 4 submissions from community organisations, 2 submissions from professional groups and one submission from a member of the Legislative Assembly.

DV344 was made available for public comment from 3 March 2017 to 21 April 2017, extended until 2 June 2017 and a consultation notice under s 63 of the P&D Act was published in the ACT Legislation Register on 3 March 2017, and on the 21 April 2017.

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

The NCA provided the following comments:

“The subject site of DV344 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

The comments are noted.

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

The Conservator made the following comments:

“DV. 344 Woden Town Centre and DV. 345 Mawson Group Centre.

“Where it is intended in the Master Plans to have areas remain as either 'public space' or 'open space' for recreational and exercise opportunities, or the retention of pedestrian routes, then it is recommended that the opportunity be taken to have these areas either shown in the Precinct Code for that purpose, or the areas zoned as urban open space. This will ensure that these areas are protected into the future and not be subject to development.

It is also recommended that the need for shade in the public realm areas is recognised, with the requirement for areas to be provided for deep rooted planting in the Centres that will allow for the establishment of large trees, including street trees. If this requirement is not mandated, then it will not occur, and shade will become increasingly more important in the future with the increased temperatures due to climate change. It is noted that there is this requirement in the Precinct Code for Woden Town Centre for 'secondary active frontages' but the Town Centre would benefit from this being expanded to other areas, particularly proposed pedestrian routes.

The requirement for areas to be provided for deep rooted planting along the Athllon Drive corridor is important to maintain connectivity through this area for birds.”

The Conservator provided additional comments on 2 December 2015:

“I note that the previous Conservator, Ms Ann Lyons Wright, provided comments on these variations and I reiterate her comments as I am of the view that the retention of areas for deep rooted plantings is of paramount importance, both to provide connectivity and to ensure that the cooling effects of trees are catered for in a warming climate.

The need for shade in the public realm areas needs to be recognised, and the Precinct Codes should include a requirement for areas to be provided for deep rooted planting in the Centres. If this requirement is not mandated, then it may not occur.

Urban trees can provide a multitude of benefits apart from cooling, including leaf interception of rainfall and localised infiltration of runoff from the hard surfaces, habitat for wildlife, and aesthetic value.

Where it is intended in the Master Plans to have areas remain as either 'public space' or 'open space' for recreational and exercise activities, or the retention of pedestrian routes, then it is recommended that these areas are either shown in the Precinct Code for that purpose, or the areas are zoned as urban open space. This will ensure that these areas are protected into the future and not be subject to development.”

Response

The draft variation incorporates the recommended zoning changes from the approved master plan, including areas of open space proposed to be zoned as PRZ1 – urban open space, and areas to be retained for pedestrian activity.

Opportunities/measures for responding to climate change, such as increasing the level of deep root planting areas for trees in public spaces, are currently being investigated at the broader policy level to ensure consistent provisions apply Territory wide.

In addition, landscaping works within unleased Territory land undertaken by or on behalf of the Territory is generally exempt from requiring development approval, therefore introducing new Territory Plan provisions may not necessarily provide any direct benefit on public works.

The shared path connecting Woden to Mawson is proposed to be rezoned from RZ2 suburban core residential to PRZ1 urban open space to ensure the important active travel path is retained, along with sufficient space for landscaping adjacent to the path.

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

The EPA made the following comments:

“The Environment Protection Authority would support the rezoning of the road reserve between Yarralumla Creek and Swinger Hill as well as Phillip, Block 36 Section 80 subject to assessment demonstrating the land is fit for the proposed new uses from a contamination perspective. The assessment must be completed by a suitably qualified and experienced environmental consultant and be endorsed by the Environment Protection Authority prior to rezoning.”

Response

A contamination assessment will be undertaken for each of the identified sites prior to the sites being rezoned.

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

The ACT Heritage Council made the following comments:

“Review of the ACT Heritage Register identifies that no registered or recorded heritage places or objects occur within the DV344 subject area, although Callum Offices - a registered heritage place - are adjacent open space proposed for rezoning. DV344 includes a requirement that development in Section 80, Phillip, that is higher than the three storey Callum Offices is to be setback from Callum Offices at least one metre for each metre of height greater than that of the Callum Offices main roof (Requirement C13). This requirement reflects prior ACT Heritage advice on appropriate development in the vicinity of Callum Offices, issued in October 2014.

Following review of DV344, ACT Heritage also identifies the following heritage matters which should be further considered:

- *The 'Woden Town Centre Master Plan' (November 2015) identifies that Arabanoo Park may have some heritage value and should be subject to further heritage assessment. DV344 proposes to vary part of Arabanoo Park from 'Urban Open Space' to 'Community Facility'; and an assessment of the heritage value of Arabanoo Park should be undertaken to determine whether this proposed change may have a detrimental heritage effect; and*

The "Town Centres Master Plan. Woden Town Centre. Mawson Town Centre. Aboriginal Cultural Heritage Assessment. Draft Report" (Navin Officer Heritage Consultants, August 2014) identifies a potential archaeological

deposit (PAD) within the DV344 subject area, in open space to the east of Athllon Drive, where Aboriginal places and objects may occur. The report also recommends that any proposed development of this area be preceded by a program of archaeological survey and test excavation. ACT Heritage has sought further information on this PAD area to inform and support the assessment, as prior heritage investigations of the locality did not identify this area as a PAD. Following submission of this report to the ACT Heritage Council, additional heritage assessment and management actions may be identified for the PAD area prior to the proposed change to open space to the east of Athllon Drive.”

Further advice was provided regarding Arabanoo Park, stating:

On the Aboriginal heritage PADs recorded within the Woden town centre – note that this issue is still outstanding, as no further information has been provided by Navin Officer Heritage Consultants following the 2014 request. However, this does not require action prior to rezoning of the land – as Heritage Act 2004 provisions will continue to guide the assessment of management of any PAD within the subject area ahead of possible future development.

Response

The comments are noted. As noted in the further advice, Heritage Act provisions will inform any future development intentions over the site, and the rezoning of part of Arabanoo Park may proceed.

In regards to the potential archaeological deposit (PAD) along Athllon Drive, a provision has been included in the proposed code requiring development applications in the affected area to be referred to the Heritage Council for advice to be considered in the assessment of the application. This provision may be removed or amended by way of future technical amendment if future investigations reveal no archaeological deposits in the area.

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

The Land Custodian provided the following comments:

“General comment:

- Residential buildings within shopping precincts and transport corridors must have noise attenuation to manage noise complaints resulting from buses and general maintenance and servicing of the centre. Consideration should be given to the addition of a ‘rule and/or ‘criteria’ in the relevant precinct codes making reference to addressing potential noise conflicts arising from development.*

Woden Master Plan

- *Covering the public open spaces as part of future development to make Woden centre into an arcade style centre, would change the maintenance arrangements from public to privately owned areas.”*

The land custodian provided additional comments on 8 December 2015:

- *All habitable development needs to be above the 1 in 100 year Average Recurrence Interval flood.*
- *There is to be no direct access to major arterials such Athllon Drive. If required a full signalised intersection is to be provided.*
- *There should be no additional access roads within 250metres of an existing intersection.*
- *Cullen Tenax, a rare plant, is located in one of the areas of Variation to the territory plan. The area is along Athllon Drive directly opposite Parramatta Street. TAMS would suggest that EPD may have some more input about this site.*

Response

In response to the concern regarding potential noise conflicts, the commercial zones development code and multi unit housing development both contain provisions relating to mitigating noise from and to sites. Developments will be assessed on the requirements needed to satisfy the existing provisions.

DV344 does not include requirements to cover public spaces, except where cantilevered awnings are required over pedestrian paths in primary active frontage areas, which would be considered typical development in commercial areas.

A provision has been included in the precinct code to ensure residential development is prohibited within 1-in-100 year flood levels.

DV344 indicates a potential new road linking to Athllon Drive at the Shea Street and Athllon Drive signalised intersection in accordance with the master plan recommendations. Any future changes to the intersection would require TCCS endorsement for approval.

The location of the noted *Cullen Tenax* is within the area covered by DV345 Mawson group centre. A response to this issue is covered in the DV345 draft variation document.

3.7 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 DV 344 has been submitted to the Minister and that the documents are available for public inspection.

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4. APPENDICES

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APPENDIX 1
Draft variation 344 public release version

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ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007

Draft
Variation to the
Territory Plan
No 344

Woden Town Centre:
Zone changes and amendments to the
Phillip precinct map and code

March 2017

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

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1. INTRODUCTION

1.1 Summary of the Proposal

The draft variation incorporates the recommendations of the approved Woden Town Centre master plan to provide guidance on the desired future built form and character of the centre as it develops over the next 10 to 20 years.

DV344 rezones selected areas, including parts of the open space area south of the Callum Offices to permit community facilities, upgrading the residential zoning of land in Woden Green near the corner of Hindmarsh Drive and Callum Street as well as land along Athllon Drive to permit higher density development. DV344 includes rezoning of the open space shared path along Athllon Drive and Swinger Hill from residential to urban open space to ensure the active travel path is retained.

DV344 introduces building heights to the centre potentially up to 28 storeys, as well as selected sites where marker buildings will be permitted to assist the identification of the centre. Built form provisions are included nominating building setbacks and active frontage requirements to ensure interesting and safe public spaces for pedestrians. Awning requirements are also included to ensure all weather protection along the main pedestrian areas.

DV344 retains the existing planning requirements for community facilities to be provided within the centre, and proposes additional community facility land for future facilities. The draft variation also includes heritage requirements for the protection of the Callum Offices heritage character through height controls around the offices.

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, Planning and Sustainable Development Directorate (EPSDD).

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 EPSDD 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 **21 April 2017**.

Comments should include reference to the draft variation and be addressed to the Territory Plan Section. Please also provide your name and contact details to assist in the assessment of the comments provided, and to enable EPSDD to contact you in relation to your comments, if required. Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the EPSDD Information Privacy Policy, which is available for viewing on EPSDD's website.

Comments can be:

- emailed to terrplan@act.gov.au
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to the Access Canberra EPSDD Customer Service Centre at 16 Challis Street, Dickson
- made on the 'Have Your Say' website: <https://www.yoursay.act.gov.au/>

Copies of written comments will be made available 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 the Access Canberra EPSDD customer service centre in Dickson and may be published on EPSDD's website. Comments made available will not include personal contact details unless you request otherwise.

A request may be made for parts of a submission to be 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 parts of your submission 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** 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 Access Canberra EPSDD 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

Draft Variation 344 incorporates the recommendations of the 2015 Woden town centre master plan, which builds on the 2004 Woden town centre master plan. While a number of recommendations from the 2004 master plan have been realised, there have been a number of strategic planning documents released since then, such as the ACT Planning Strategy, which recommend the consideration of urban intensification measures for the centre. This initiated the review of the town centre planning provisions and preparation of the master plan. The review has also considered additional measures for inclusion in the Phillip precinct code, such as nominating maximum building heights for the town centre and identifying new development opportunities in the centre.

2.2 Site Description

The subject area is the Woden town centre. The area includes part of the Athllon Drive corridor, Phillip service trades area, town centre core, the recreation precinct north of Launceston Street and a portion of the residential area located east of Callam Street.

The centre has a significant employment base within the ACT with Commonwealth departments and retail being the largest employer. The centre also contains a number of important community, education and recreation uses including Woden Community Services, child care facilities, health related facilities, Woden Library, Canberra College, Canberra Institute of Technology, Eddison Park, pocket parks and ovals.

Distant views of the centre are dominated by Lovett Tower, which is the tallest building in the centre. The building can be seen from several vantage points in Canberra, including Red Hill lookout and the National Arboretum.

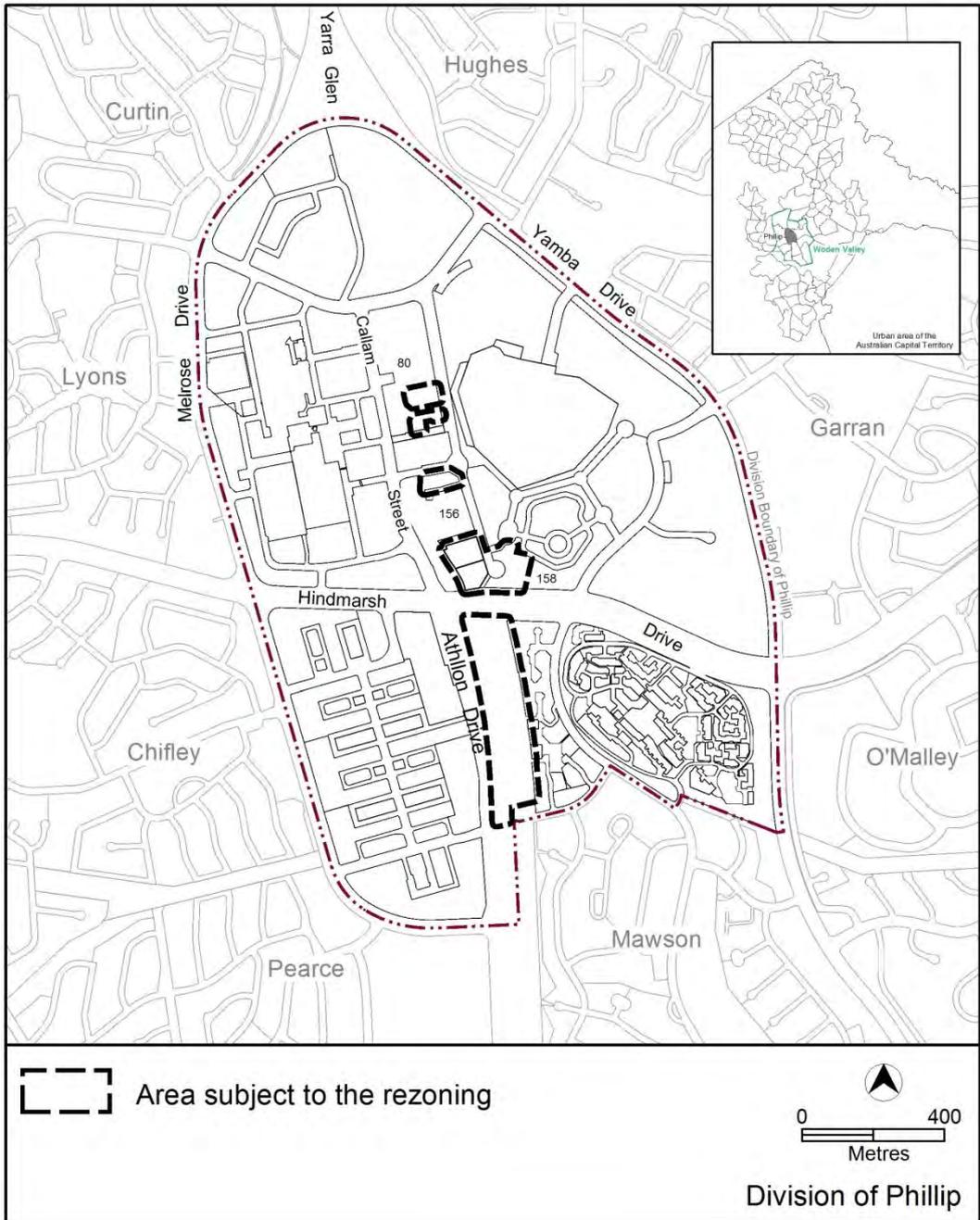


Figure 1: Location map and areas subject to rezoning

2.3 Current Territory Plan Provisions

The town centre is predominately zoned commercial core CZ1 and commercial business CZ2, while the trades and services area is zoned commercial service trades CZ3. Other land subject to this variation is the RZ4 zoned residential land located close to the corner of Callam Street and Hindmarsh Drive, public open space PRZ1 and CFZ community facility land beside Callam Street, and the existing RZ2 suburban core zoned land along Athllon Drive. The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**.

The town centre is subject to the Commercial Zone development code and the Phillip precinct map and code, while the adjoining residential areas are subject to the Residential Zones Development code, Single Dwelling Housing development code and the Multi Unit Housing development code. The community facility land is subject to the Community Facility Zones development code, with the public open space subject to the Parks and Recreation Zone development code.

The general codes may also apply.

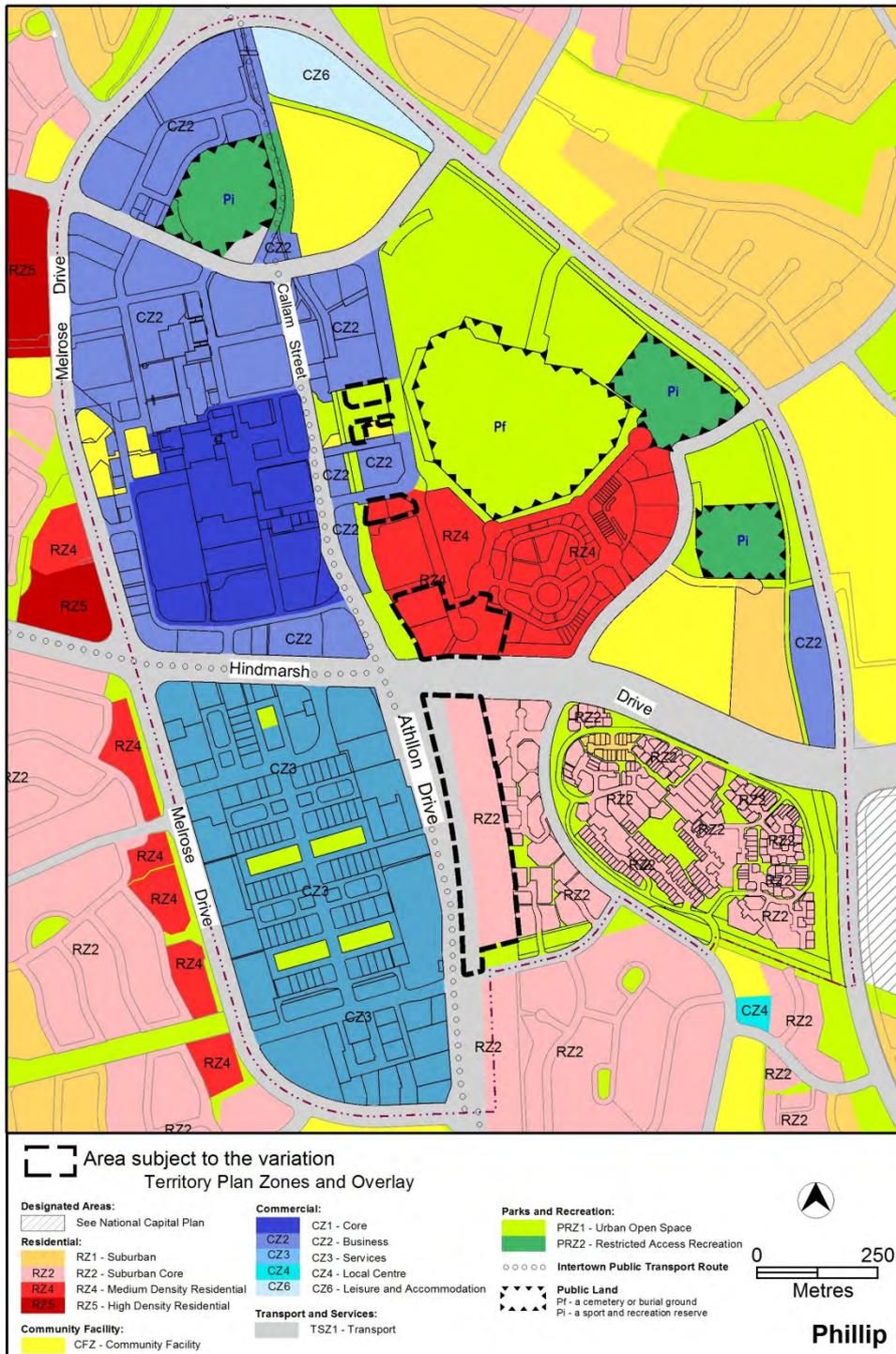


Figure 2 Area subject to rezoning

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:

- rezoning several RZ4 medium density residential zoned blocks located directly to the north east of the Hindmarsh Drive and Callum Street intersection to RZ5 high density residential zone;
- rezoning parts of the Woden Town Park from PRZ1 urban open space zone to CFZ community facility zone;
- rezoning the north western corner of the RZ4 medium density residential zoned land east of Callum Street to CZ2 commercial office zone;
- rezoning the area containing the active travel shared path adjacent to Swinger Hill from RZ2 suburban core residential to PRZ1 urban open space; and
- rezoning part of the Athllon Drive corridor from RZ2 suburban core residential zone and TSZ1 transport services zone to RZ5 high density residential zone.

In addition, the division boundaries of Phillip and Mawson will need to be realigned to accommodate the residential zone located along Athllon Drive. The process to amend the division boundaries will be undertaken separately to this draft variation.

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

It is proposed to amend the Phillip precinct map by:

- including an RC3 (rule and criteria) area for land outside of the current RC1 commercial area, namely the residential zoned land along Hindmarsh Drive and Athllon Drive, to permit specific provisions to be included in the precinct code for these areas that are not part of the commercial portion of the centre;
- Removing the additional merit track provision '*corrections facility*' MT4 from the Phillip service trades area as this use is inconsistent with the desired future character of the area;
- introducing a new prohibited development provision PD3 in the Phillip service trades area adjoining Melrose Drive and Athllon Drive for residential use and commercial accommodation. These uses will be prohibited to protect the existing service trades area from incompatible adjoining development; and

- introducing a new prohibited development provision PD4 in the Phillip service trades area at the corner of Athllon Drive and Parramatta Street for residential use. This use will be prohibited to protect the existing service trades area from incompatible development. Commercial accommodation is retained as this use has been approved as part of a development on this site.

It is proposed to amend the Phillip precinct code by:

- nominating building heights between 6, 12, 16 and 24 storeys for selected areas within the centre, building setbacks to control the built form of higher buildings, and requirements for awnings along main pedestrian routes;
- introducing an allowance for proposed development within selected areas to increase building heights up to an additional four storeys provided building hierarchy is maintained and development is close to public transport stops;
- permitting four storey development within the central CZ3 service trades area, up to five storeys where development addresses Townshend Street, Colbee Court or Dundas Court, and up to six storeys where development addresses Altree Court;
- nominating areas requiring active frontages where ground floor uses and features attract pedestrians and provide passive surveillance into and out of the building;
- ensuring residential development incorporates noise mitigation measures where necessary to minimise road noise impacts; and
- ensuring development retains solar access to public spaces and residential development.

The proposed precinct code also retains a number of existing provisions in the existing precinct code relating to the retention of existing community recreational facilities, replacing public car parking as part of development over nominated car parking areas, and permitting additional uses in car parking areas, but only where part of a structured car park.

2.5 Reasons for the Proposed Draft Variation

The reasons for the draft variation are to vary the Territory Plan in accordance with the recommendations of the Woden town centre master plan to:

- permit increased levels of residential development along identified public transport routes, including the potential for marker buildings at the entrance intersections to the town centre;
- permit the development of additional community facilities close to the town centre;

- ensure building design and heights within the centre are of an appropriate scale and relate to the existing centre layout, improve the built form interface with the public domain, and to provide a measure of certainty for the community as to the intended built form;
- provide direction on the desired built form outcome while still ensuring adequate flexibility for innovative building design;
- encourage development which promotes pedestrian activity, through shopfronts, glazing and entrances to the street to improve the life of the public areas in the centre, and to ensure development provides all weather protection for pedestrians in these areas; and
- permit moderate levels of residential development within the central service trades area and restrict commercial accommodation and residential use around the outer edge of the CZ3 area to protect the existing service trades uses in the centre.

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.

1.9 *Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas.*

The proposal is consistent with this principle as it encourages higher density development within an existing urban area, which assists in containing the spread of the urban area to accommodate Canberra's growing population.

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.*

DV344 is consistent with this principle as it encourages higher density development along an identified rapid public transport route and close to an inter-town bus interchange and pedestrian/cycle network, and includes provisions for passive surveillance of public areas

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.*

The draft variation encourages greater diversity of development within the town centre and improves employment opportunities consistent with this principle.

1.13 *The characteristics of the city that contribute to economic growth: Canberra's role as the national capital and the seat of Federal Parliament; the ease of getting around the city; the safe and clean environment; and the vibrancy of centres as places of social, cultural and business exchange, will be enhanced.*

The proposal is consistent with this principle as it proposes new provisions to enhance Woden town centre as a social, cultural and business hub for the surrounding area.

1.18 *Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.*

DV344 is consistent with this principle through retaining the restriction on residential development close to the Phillip Oval to reduce potential conflict in uses and allow for sporting activities to continue, and potentially increase in the future. The draft variation also retains the existing provisions requiring development in the northern part of the centre to retain the swimming pool and ice skating rink.

2.1 *Canberra will continue to develop as a series of discrete urban areas within a landscape setting of hills, ridges and other open spaces. Each town will offer a diversity of housing types; the broadest possible range of employment opportunities; and convenient, linked access to retail centres, community facilities and open space.*

DV344 is consistent with this principle as it contains development within the existing urban area, encourages a range of dwelling types and sizes and includes provisions to improve pedestrian connections through the centre by requiring awnings or colonnades along main pedestrian routes.

The proposed precinct code responds to the town centre's landscape setting by introducing building height controls, and encouraging building design that reduces the bulk and scale of development onto the streets, parks and public spaces.

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.*

DV344 is consistent with this principle as it contains commercial development within the existing centre footprint, adjoining the inter-town bus interchange and reserves the public transport corridor along Callam Street and Athllon Drive to allow for future inter-town public transport. The draft variation aims to strengthen the viability of the centre through improved urban design and encouragement of a greater range of mixed use development within the centre.

2.5 *A wide range of housing types will be permitted in identified residential areas close to commercial centres and some major transport routes to increase choice; maximise opportunities for affordable housing; and secure some intensification of development consistent with maintaining residential amenity. Outside of these areas, planning policies will protect the typically low density, garden city character of Canberra's suburban areas.*

DV344 is consistent with this principle as it includes the rezoning of a portion of RZ4 and RZ2 land to RZ5 to permit higher density development along the main inter-town transport route and close to the commercial town centre.

2.6 *Higher density development will be encouraged within and near major centres, and in other suitable locations that are well served by public transport.*

DV344 is consistent with this principle through the encouragement of higher density development within and adjacent to the town centre and inter-town public transport route.

2.7 *Development will be planned to encourage use of public transport, walking and cycling, including commuter cycling. Routes will be reserved for an enhanced inter-town public transport system. Requirements for vehicle parking will be related to commercial needs and transport policy objectives.*

DV344 is consistent with this principle as it contains commercial development within the existing centre footprint, adjoining the inter-town bus interchange and reserves the public transport corridor along Callam Street and Athllon Drive to allow for future public transport. The draft variation aims to strengthen the viability of the centre through improved urban design and encouragement of a greater range of mixed use development within the centre, particularly along main pedestrian routes.

2.14 *Policies and procedures to promote high quality, creative design of development, urban spaces and landscape settings will be applied throughout the Territory, and innovation encouraged, in keeping with the spirit of the National Capital as an exemplar of best practice. Particular care will be taken to ensure high-amenity, quality design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes. The relationship between the public and private realms will also be emphasised in terms of the design quality of precincts and shared spaces, including spaces around buildings, as well as that of individual developments.*

DV344 is consistent with this principle through provisions encouraging high quality design that responds to the pedestrian scale, provides interest in the built form, and enhances the public realm adjoining buildings through active commercial frontage requirements as well as the requirements for awnings or colonnades along main pedestrian routes. DV344 also ensures landscaped areas and parks are provided as part of selected developments.

2.7 Interim Effect

Section 65 of the Planning and Development Act 2007 does not apply in relation to the draft variation so it does not have interim effect. The current Territory Plan will continue to apply while the variation remains in draft form.

2.8 Consultation with Government Agencies

The EPSDD 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:

- the national capital authority
- the conservator of flora and fauna
- the environment protection authority
- the heritage council
- if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

Please note:

An early version of DV344, based on the draft Woden town centre master plan, was initially referred to ACT Government agencies in September 2014 for comment. The revised draft variation, incorporating the recommendations of the final Woden master plan, was released for comment in November 2015. The original comments have been retained, except where replaced by more recent comments.

National Capital Authority

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

“The subject site of DV344 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

The comments are noted.

Conservator of Flora and Fauna

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

DV. 344 Woden Town Centre and DV. 345 Mawson Group Centre.

“Where it is intended in the Master Plans to have areas remain as either 'public space' or 'open space' for recreational and exercise opportunities, or the retention of pedestrian routes, then it is recommended that the opportunity be taken to have these areas either shown in the Precinct Code for that purpose, or the areas zoned

as urban open space. This will ensure that these areas are protected into the future and not be subject to development.

It is also recommended that the need for shade in the public realm areas is recognised, with the requirement for areas to be provided for deep rooted planting in the Centres that will allow for the establishment of large trees, including street trees. If this requirement is not mandated, then it will not occur, and shade will become increasingly more important in the future with the increased temperatures due to climate change. It is noted that there is this requirement in the Precinct Code for Woden Town Centre for 'secondary active frontages' but the Town Centre would benefit from this being expanded to other areas, particularly proposed pedestrian routes.

The requirement for areas to be provided for deep rooted planting along the Athllon Drive corridor is important to maintain connectivity through this area for birds.”

The Conservator provided additional comments on 2 December 2015:

“I note that the previous Conservator, Ms Ann Lyons Wright, provided comments on these variations and I reiterate her comments as I am of the view that the retention of areas for deep rooted plantings is of paramount importance, both to provide connectivity and to ensure that the cooling effects of trees are catered for in a warming climate.

The need for shade in the public realm areas needs to be recognised, and the Precinct Codes should include a requirement for areas to be provided for deep rooted planting in the Centres. If this requirement is not mandated, then it may not occur.

Urban trees can provide a multitude of benefits apart from cooling, including leaf interception of rainfall and localised infiltration of runoff from the hard surfaces, habitat for wildlife, and aesthetic value.

Where it is intended in the Master Plans to have areas remain as either 'public space' or 'open space' for recreational and exercise activities, or the retention of pedestrian routes, then it is recommended that these areas are either shown in the Precinct Code for that purpose, or the areas are zoned as urban open space. This will ensure that these areas are protected into the future and not be subject to development.”

Response

The draft variation incorporates the recommended zoning changes from the approved master plan, including areas of open space proposed to be zoned as PRZ1 – urban open space, and areas to be retained for pedestrian activity.

Opportunities/measures for responding to climate change, such as increasing the level of deep root planting areas for trees in public spaces, are currently being investigated at the broader policy level to ensure consistent provisions apply Territory wide.

In addition, landscaping works within unleased Territory land undertaken by or on behalf of the Territory is generally exempt from requiring development approval, therefore introducing new Territory Plan provisions may not necessarily provide any direct benefit on public works.

The shared path connecting Woden to Mawson is proposed to be rezoned from RZ2 suburban core residential to PRZ1 urban open space to ensure the important active travel path is retained, along with sufficient space for landscaping adjacent to the path.

Environment Protection Authority

The Environment Protection Authority provided the following comments on 31 May 2016:

“The Environment Protection Authority would support the rezoning of the road reserve between Yarralumla Creek and Swinger Hill as well as Phillip, Block 36 Section 80 subject to assessment demonstrating the land is fit for the proposed new uses from a contamination perspective. The assessment must be completed by a suitably qualified and experienced environmental consultant and be endorsed by the Environment Protection Authority prior to rezoning.”

Response

A contamination assessment will be undertaken for each of the identified sites prior to the sites being rezoned.

Heritage Council

The Heritage Council provided the following comments on 8 December 2015:

“Review of the ACT Heritage Register identifies that no registered or recorded heritage places or objects occur within the DV344 subject area, although Callum Offices - a registered heritage place - are adjacent open space proposed for rezoning. DV344 includes a requirement that development in Section 80, Phillip, that is higher than the three storey Callum Offices is to be setback from Callum Offices at least one metre for each metre of height greater than that of the Callum Offices main roof (Requirement C13). This requirement reflects prior ACT Heritage advice on appropriate development in the vicinity of Callum Offices, issued in October 2014.

Following review of DV344, ACT Heritage also identifies the following heritage matters which should be further considered:

- *The Woden Town Centre Master Plan' (November 2015) identifies that Arabanoo Park may have some heritage value and should be subject to further heritage assessment. DV344 proposes to vary part of Arabanoo Park from 'Urban Open Space' to 'Community Facility'; and an assessment of the heritage value of Arabanoo Park should be undertaken to determine whether this proposed change may have a detrimental heritage effect; and*
- *The "Town Centres Master Plan. Woden Town Centre. Mawson Town Centre. Aboriginal Cultural Heritage Assessment. Draft Report" (Navin Officer Heritage Consultants, August 2014) identifies a potential archaeological deposit (PAD) within the DV344 subject area, in open space to the east of Athllon Drive, where Aboriginal places and objects may occur. The report also recommends that any proposed development of this area be preceded by a program of archaeological survey and test excavation. ACT Heritage has sought further information on this PAD area to inform and support the assessment, as prior heritage investigations of the locality did not identify this area as a PAD. Following submission of this report to the ACT Heritage Council, additional heritage assessment and management actions may be identified for the PAD area prior to the proposed change to open space to the east of Athllon Drive."*

Response

The comments are noted. Further discussions will be held with ACT Heritage to resolve the issue of Arabanoo Park. If further heritage assessment indicates that the proposed rezoning of the park will have a detrimental heritage effect, this component of the variation will be removed prior to the variation being finalised.

In regards to the potential archaeological deposit (PAD) along Athllon Drive, a provision has been included in the proposed code requiring development applications in the affected area to be referred to the Heritage Council for advice to be considered in the assessment of the application. This provision may be removed or amended by way of future technical amendment if future investigations reveal no archaeological deposits in the area.

Land Custodian – Transport Canberra and City Services

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

"General comment:

- *Residential buildings within shopping precincts and transport corridors must have noise attenuation to manage noise complaints resulting from buses and general maintenance and servicing of the centre. Consideration should be given to the addition of a 'rule and/or 'criteria' in the relevant precinct codes making reference to addressing potential noise conflicts arising from development.*

Woden Master Plan

- *Covering the public open spaces as part of future development to make Woden centre into an arcade style centre, would change the maintenance arrangements from public to privately owned areas.”*

The land custodian provided additional comments on 8 December 2015:

- *All habitable development needs to be above the 1 in 100 year Average Recurrence Interval flood.*
- *There is to be no direct access to major arterials such Athllon Drive. If required a full signalised intersection is to be provided.*
- *There should be no additional access roads within 250metres of an existing intersection.*
- *Cullen Tenax, a rare plant, is located in one of the areas of Variation to the territory plan. The area is along Athllon Drive directly opposite Parramatta Street. TAMS would suggest that EPD may have some more input about this site.*

Response

In response to the concern regarding potential noise conflicts, a rule and criterion has been included requiring the preparation of a noise management plan for development addressing the main or arterial roads. Where a development does not provide a report, the application will be referred to TCCS for advice.

DV344 does not propose covering the public spaces, except where cantilevered awnings are required over pedestrian paths in primary active frontage areas.

A provision has been included in the precinct code to ensure residential development is prohibited within 1-in-100 year flood levels.

DV344 indicates a potential new road linking to Athllon Drive at the Shea Street and Athllon Drive signalised intersection in accordance with the master plan recommendations. Any future changes to the intersection would require TCCS endorsement for approval.

The location of the noted *Cullen Tenax* is within the area covered by DV345 Mawson group centre. A response to this issue is covered in the DV345 draft variation document.

3. DRAFT VARIATION

3.1 Variation to the Territory Plan map

The Territory Plan map is varied as indicated in figure 3.

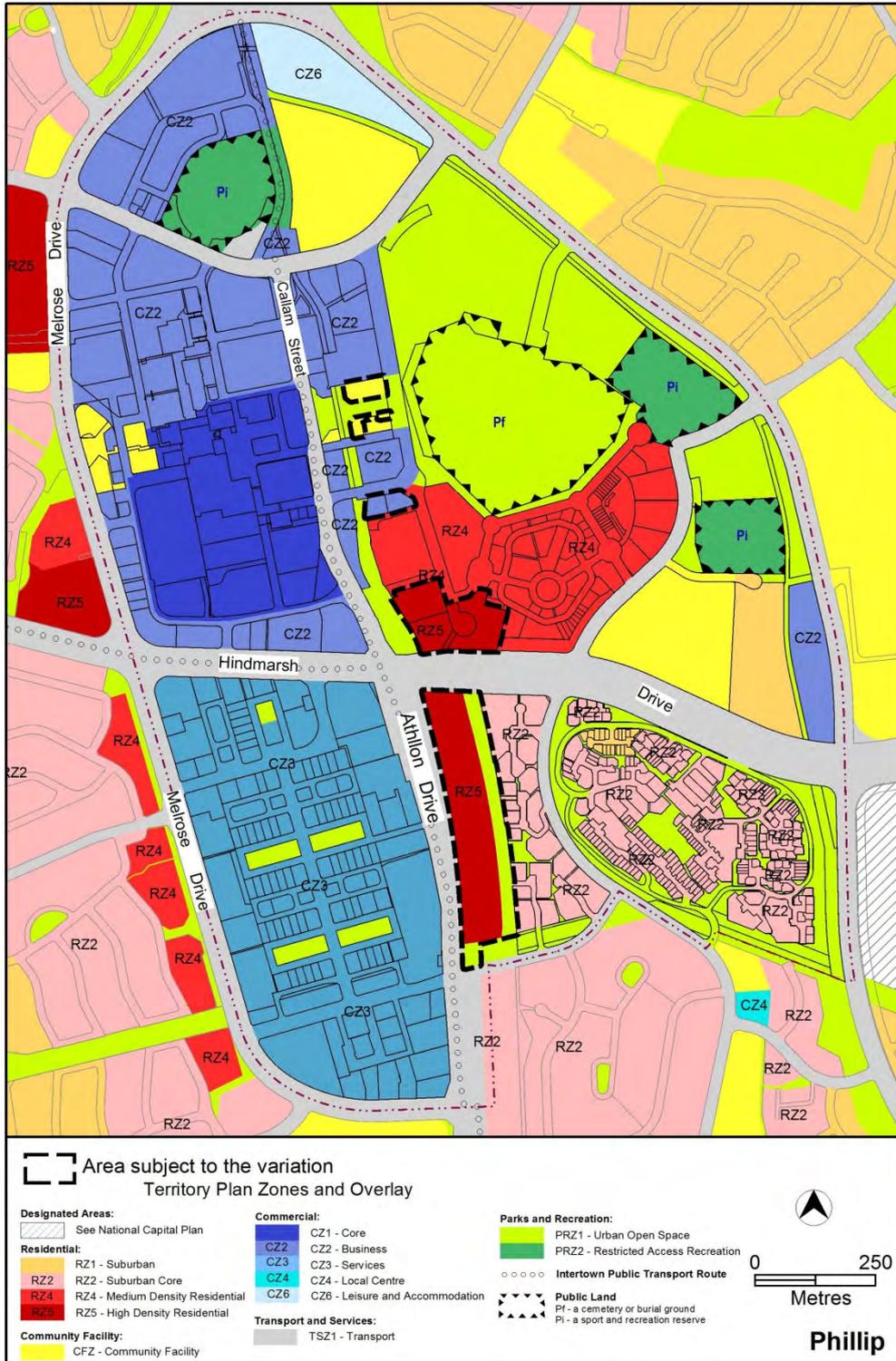


Figure 3: Areas subject to rezoning

3.2 Variation to the Territory Plan written statement

The Territory Plan written statement is varied as follows:

Variation to the Phillip precinct map and code

10 Precinct maps and codes, Phillip precinct map and code
--

substitute the following with the nominated attachment:

Phillip precinct map and development tables with Attachment A

RC1 – Woden Town Centre with Attachment B

renumber:

the element, sub element heading, rule, criteria and figure numbering within the existing RC2 section to accommodate the new RC1 numbering

insert:

Attachment C RC3 – Callam Street/Athllon Drive Corridor after RC2 section

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-għajjnuna 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	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

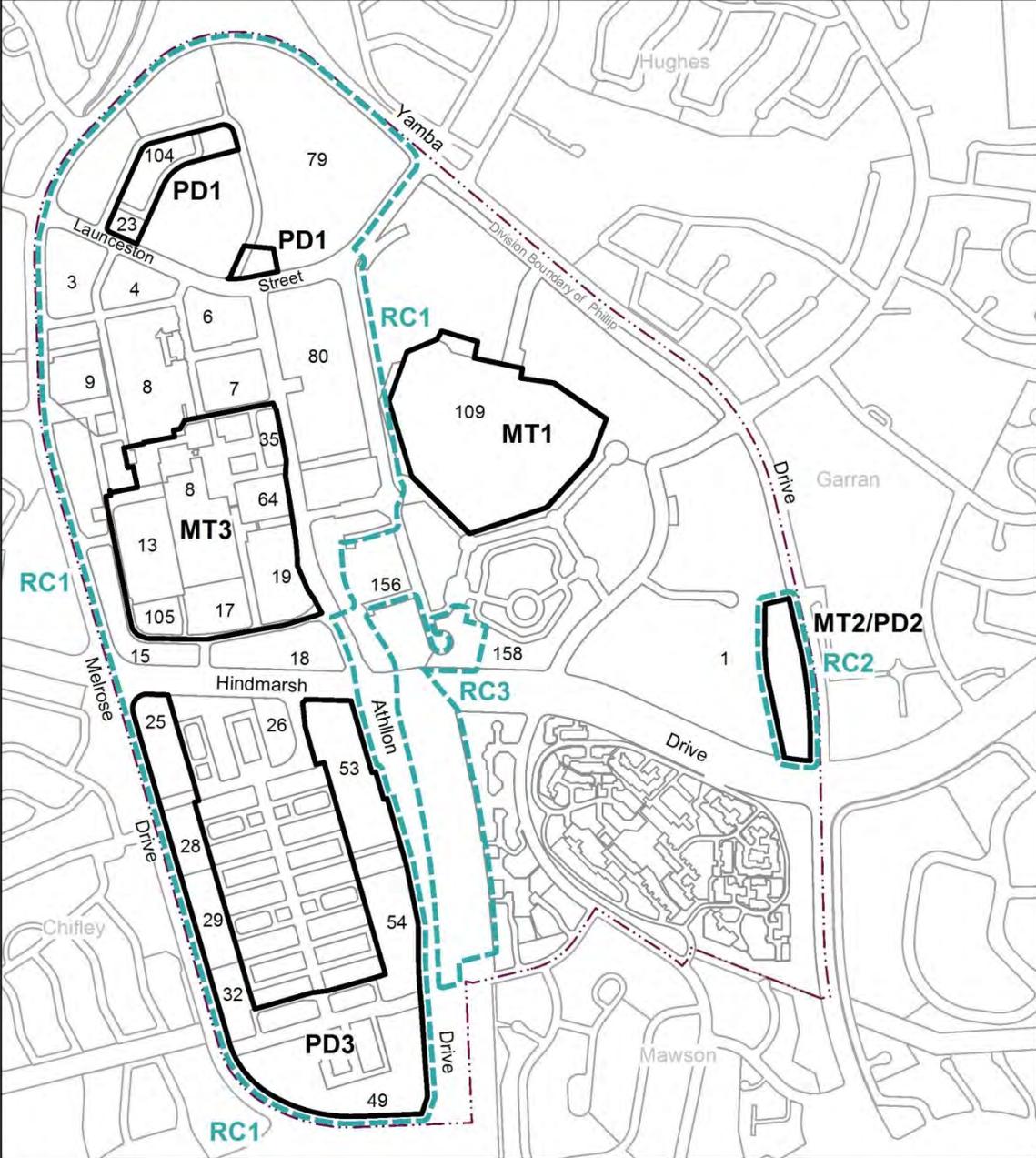
TRANSLATING AND INTERPRETING SERVICE

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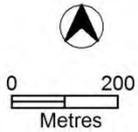
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Phillip Precinct Map



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



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Phillip 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	CZ2	<i>RESIDENTIAL USE</i>
PD2	CZ2	<i>drink establishment indoor recreation facility restaurant (except where ancillary to other permitted use) SHOP tourist facility</i>
PD3	CZ3	<i>RESIDENTIAL USE COMMERCIAL ACCOMMODATION</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	PRZ1	<i>cemetery</i>
MT2	CZ2	<i>scientific research establishment</i>
MT3	CZ1	<i>produce market</i>

Additional rules and criteria

This part applies to blocks and parcels identified in the Phillip Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Woden Town Centre

This part applies to blocks and parcels identified in area RC1 shown on the Phillip Precinct Map. RC1 includes the Woden Town Centre.

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites in CZ1 with boundaries to primary active frontages shown in figure 1.</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"> a) <i>business agency</i> b) <i>club</i> c) <i>COMMUNITY USE</i> d) <i>drink establishment</i> e) <i>financial establishment</i> f) <i>hotel</i> g) <i>indoor entertainment facility</i> h) <i>indoor recreation facility</i> i) <i>public agency</i> j) <i>restaurant</i> k) <i>SHOP</i> 	<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 CZ2 and CZ3 with boundaries to primary active frontages shown in figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
1.2 SHOP – CZ2 – floor area limit	
<p>R3</p> <p>This rule applies to CZ2.</p> <p>The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m².</p> <p>For Block 13 Section 81 Phillip, the maximum <i>gross floor area</i> of supermarket is 1500m².</p>	<p>C3</p> <p><i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</p> <p>This criterion does not apply to Block 13 Section 81 Phillip.</p>

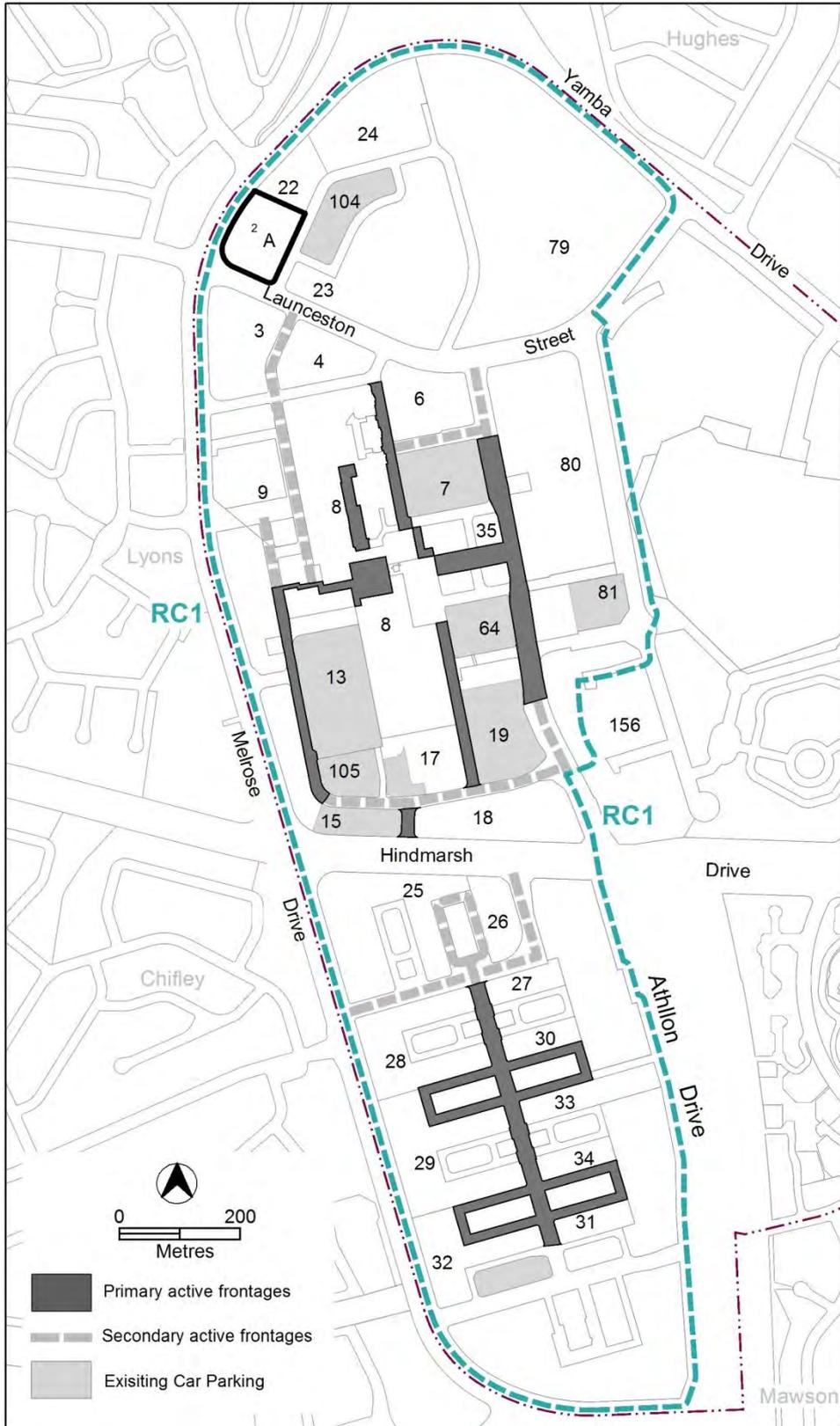


Figure 1 Existing car parks, active frontages and community recreation facilities

Rules	Criteria
1.3 Permissible use restrictions	
<p>R4</p> <p>This rule applies to area 'a', 'b' and area 'e' in figure 2.</p> <p><i>RESIDENTIAL USE</i> is only permitted above the first floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5</p> <p>This rule applies to development in section 7.</p> <p>The following uses are only permitted within 36m of the Callam Street road reserve:</p> <p>a) <i>RESIDENTIAL USE</i></p> <p>b) <i>COMMERCIAL ACCOMMODATION USE</i></p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 NON RETAIL COMMERCIAL USE – Phillip Oval	
<p>There is no applicable rule.</p>	<p>C6</p> <p>This criterion applies to sections 23 and 104.</p> <p><i>NON RETAIL COMMERCIAL USE</i> is only permitted where it is demonstrated to be compatible with the operation of a day and night sporting oval.</p>
1.5 Development on nominated car parking areas	
<p>R7</p> <p>This rule applies to the shaded blocks shown in figure 1 noted as existing parking.</p> <p>Development complies with all of the following:</p> <p>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</p> <p>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)</p>	<p>C7</p> <p>Development achieves all of the following:</p> <p>a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development</p> <p>b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory</p>

Rules	Criteria
1.6 Additional development – Phillip swimming and ice skating centre	
<p>R8</p> <p>This rule applies to area 'A' in figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) provides or retains an ice skating rink suitable for national ice hockey competition b) provides or retains a 50–metre public pool with direct public address to Irvine Street c) development for other uses involves redevelopment of the pool as an indoor facility 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
2.1 Building heights	
<p>R9</p> <p>This rule applies to CZ1 and CZ2.</p> <p>The maximum <i>height of building</i> for the areas shown in figure 2 is:</p> <ul style="list-style-type: none"> a) for area 'a', 24 storeys b) for area 'b', 16 storeys c) for area 'c', 12 storeys d) for area 'd', 6 storeys <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>	<p>C9</p> <p>The maximum <i>height of building</i> for one building tower element per block in areas 'a', 'b' and 'c' may be increased by an additional four storeys where development achieves all of the following:</p> <ul style="list-style-type: none"> a) the development maintains the building height hierarchy of the centre by retaining the taller buildings at the middle of the town centre; and b) development is close to public transport stops and stations. <p>Note: This criterion does not apply to area 'd'.</p>

Rules	Criteria
There is no applicable rule.	<p>C10</p> <p>For development that is 12 storeys and above, the applicant shall provide a visual assessment that:</p> <ul style="list-style-type: none"> a) Provides a description of the project an assessment of the physical and visual environment (local context) for the site and surrounding areas including existing landform, vegetation, land use, cycle and pedestrian connections, streetscape and nearby developments b) Provides analysis and relevant illustrations of the key views and approach roads to the proposed development that addresses potential impacts that the development could have on the surrounding landscape character and visual amenity c) Provides evidence and supporting material that outlines how the development has been designed to respond to the local context, mitigate any impacts on the broader landscape setting and visual environment and how it responds to the town centre skyline.
There is no applicable rule.	<p>C11</p> <p>This criterion applies to development in the area indicated by an asterisk shown in figure 2.</p> <p>One higher building element up to 24 storeys may be permitted where development complies with all of the following:</p> <ul style="list-style-type: none"> a) is set back from each road frontage b) does not significantly overshadow nearby residential development.
There is no applicable rule.	<p>C12</p> <p>Development in section 80 that is higher than the Callum Offices is setback from Callum Office building at least one metre for each metre of height greater than that of the Callum Offices main roof.</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C13</p> <p>A marker building in section 81 is permitted up to RL670AHD provided development does not adversely impact on surrounding residential development through overshadowing, the existing community path is retained and that it provides active use at the ground floor level facing Wilbow Street.</p>
<p>R14</p> <p>This rule applies to CZ3.</p> <p>The maximum <i>height of building</i> for area 'e' and area 'f' shown in figure 2 is four storeys:</p> <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>	<p>C14</p> <p>In area 'e':</p> <p>a) five storeys is permitted where development complies with all of the following:</p> <ul style="list-style-type: none"> i) development fronts on to Townshend Street, and either Colbee Court or Dundas Court ii) the fifth storey is setback a minimum of 3 metres from the front boundary <p>b) six storeys is permitted for development facing Atree Court.</p> <p>Plant room set back a minimum of 3m from the building facade of the floor immediately below is not included in the number of storeys.</p>
<p>R15</p> <p>This rule applies to CZ3.</p> <p>The portion of development above the first floor fronting on to Grenville Court, Prospect Court, Bellona Court or Devine Court is set back a minimum of 6m from the street front boundary.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>2.1 Solar access</p>	
<p>There is no applicable rule.</p>	<p>C16</p> <p>Development retains reasonable solar access to:</p> <ul style="list-style-type: none"> a) <i> dwellings</i> on adjoining <i> blocks</i> and their associated <i> private open space</i> b) the town square and main pedestrian spine shown in figure 4.

Rules	Criteria
2.2 Built form	
<p>R17</p> <p>This rule applies to development in CZ1 and CZ2 addressing:</p> <ul style="list-style-type: none"> a) Bowes Street b) Furzer Street <p>Buildings are set back a minimum of four metres from the <i>front boundary</i> adjoining each street at the ground floor level, up to 12 storeys. The minimum front setback for development above 12 storeys is 6m.</p>	<p>C17</p> <p>Building setbacks:</p> <ul style="list-style-type: none"> a) provide sufficient space for large canopy street trees b) provide reasonable space for pedestrians and cyclists c) are consistent with the front boundary setbacks of existing adjacent buildings; and d) do not prejudice the future development of adjoining sites.
<p>R18</p> <p>This rule applies to development in CZ1 and CZ2 addressing:</p> <ul style="list-style-type: none"> a) the pedestrian spine shown in figure 4 b) Callam Street c) Corinna Street d) Easty Street e) Irving Street f) Matilda Street g) Melrose Drive h) Wilbow Street <p>Buildings are built to the <i>front boundary</i> at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 22m above datum ground level b) 3m for the portion of development above 22m up to 12 storeys c) 6m for the portion of development above 12 storeys. 	<p>C18</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances, public amenities and landscaped areas. <p>Minor departures from the building setbacks are permitted for the portion of development above 12 storeys where the building is designed to limit the building floor plate size of the tower to reduce the bulk and scale of the development and allow for solar access on to the public spaces, streets and adjacent development.</p>

Rules	Criteria
<p>R19</p> <p>This rule applies to development in CZ1 and CZ2 addressing the town square.</p> <p>Buildings are built to the front boundary at the ground floor level. The minimum front setbacks above ground floor level are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 12m above datum ground level b) 6m for the portion of development above 12m up to 12 storeys c) 9m for the portion of development above 12 storeys. 	<p>C19</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances and landscaped areas. <p>Minor departures from the building setbacks are permitted for the portion of development above 12 storeys where the building is designed to limit the building floor plate size of the tower to reduce the bulk and scale of the development and allow for adequate solar access on to the town square.</p>
<p>R20</p> <p>This rule applies to development in CZ1 and CZ2 addressing Bradley Street.</p> <p>The minimum front setbacks are:</p> <ul style="list-style-type: none"> a) 0m for the portion of development up to 12m above datum ground level b) 3m for the portion of development above 12m up to 9 storeys c) 6m for the portion of development above 9 storeys. 	<p>C20</p> <p>Minor departures from the building setbacks are permitted at the ground level where development:</p> <ul style="list-style-type: none"> a) contributes to the pedestrian orientated environment b) reflects the existing street character c) accommodates active uses, building entrances and landscaped areas.
<p>There is no applicable rule.</p>	<p>C21</p> <p>This criterion applies to development 10 storeys or more in height.</p> <p>Development consists of:</p> <ul style="list-style-type: none"> a) a building base or podium that defines entrances and is designed to reduce the impact of podium parking on the public realm b) a middle section setback from the podium to reduce apparent bulk and scale and provide visual separation from the podium; and c) the building top section designed to screen plant and building services, and create an integrated and appropriate conclusion to the building form.

Rules	Criteria
<p>R22</p> <p>This rule applies to section 7.</p> <p>Redevelopment complies with the following:</p> <ul style="list-style-type: none"> a) a publicly accessible lane is provided in the location shown in figure 4 b) a publicly accessible landscaped area with a minimum width of 20m is provided adjoining and parallel to the Matilda Street road reserve as shown by the hatched area in figure 4. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

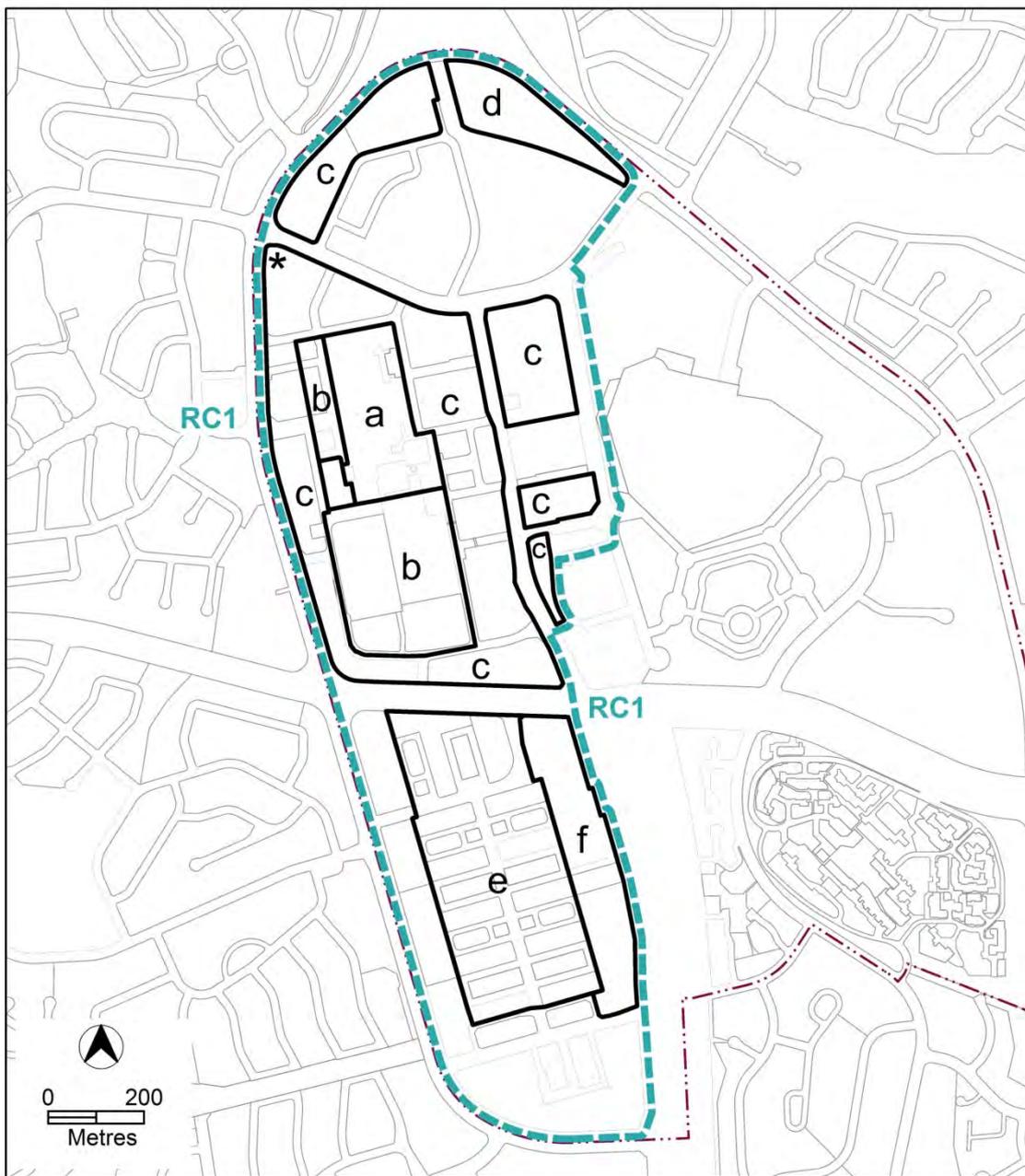


Figure 2 Building heights and marker buildings

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C23</p> <p>Buildings are to achieve a high standard of design quality demonstrated through the following:</p> <ul style="list-style-type: none"> a) Building are designed to include a range of high quality building materials and colours that are consistent with adjacent development and that contribute to a pedestrian scale, particularly at the lower levels of the building b) Buildings are designed to be well articulated to reduce the bulk and scale of development and provide architectural expression in the built form c) Buildings include elements that improve the use and performance of the building, such as wintergarden balconies and passive surveillance of primary and secondary active frontage streets and places d) Providing effective sun shading to areas of west facing glazing and balconies, through measures such as overhangs, adjustable external screens or vegetation. e) Providing a greater range of apartment types, such as dual-key, cross-over, shop-top and apartments suitable for families. f) Providing green infrastructure, such as roof top planting, green walls, deep root planting areas and garden areas incorporating shrubs and rain gardens. g) Podium carparks are sleeved by apartments or commercial uses when facing active frontage streets. h) Podium carparks are designed to be easily adapted to alternative future uses, such as providing suitable floor to ceiling heights i) Plant rooms that are integrated or concealed within building form.

Rules	Criteria
<p>R24</p> <p>This rule applies to development addressing primary active frontages in CZ3.</p> <p>The minimum floor to ceiling height at the ground floor is 3.6m.</p>	<p>C24</p> <p>Floor to ceiling heights:</p> <ul style="list-style-type: none"> a) contribute to natural ventilation b) promote penetration of daylight c) are adaptable for commercial uses.
<p>There is no applicable rule.</p>	<p>C25</p> <p>Above ground structured car parks comply with all of the following:</p> <ul style="list-style-type: none"> a) incorporate commercial tenancies at ground floor along the front boundary b) use high quality architectural elements, landscaping and green infrastructure to screen the structures from public spaces and streets c) pedestrian access points are well lit and clearly visible from the street, and d) where publicly accessible parking is provided, ensures direct public access to and from the car parking to the public space.
<p>There is no applicable rule.</p>	<p>C26</p> <p><i>Multi unit residential</i> development contains a range of 1, 2 and 3 bedroom <i>dwelling</i>s.</p>
<p>2.3 Active frontages</p>	
<p>R27</p> <p>For buildings located along primary active frontage areas shown in figure 1, ground floor frontages and building designs comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy. 	<p>C27</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.

Rules	Criteria
<p>R28</p> <p>This rule applies to residential development adjoining primary and secondary active frontages shown in figure 1.</p> <p>Development includes balconies and/or windows to main living areas addressing the public space/street.</p>	<p>C28</p> <p>Residential development provides opportunities for passive surveillance of public spaces.</p>

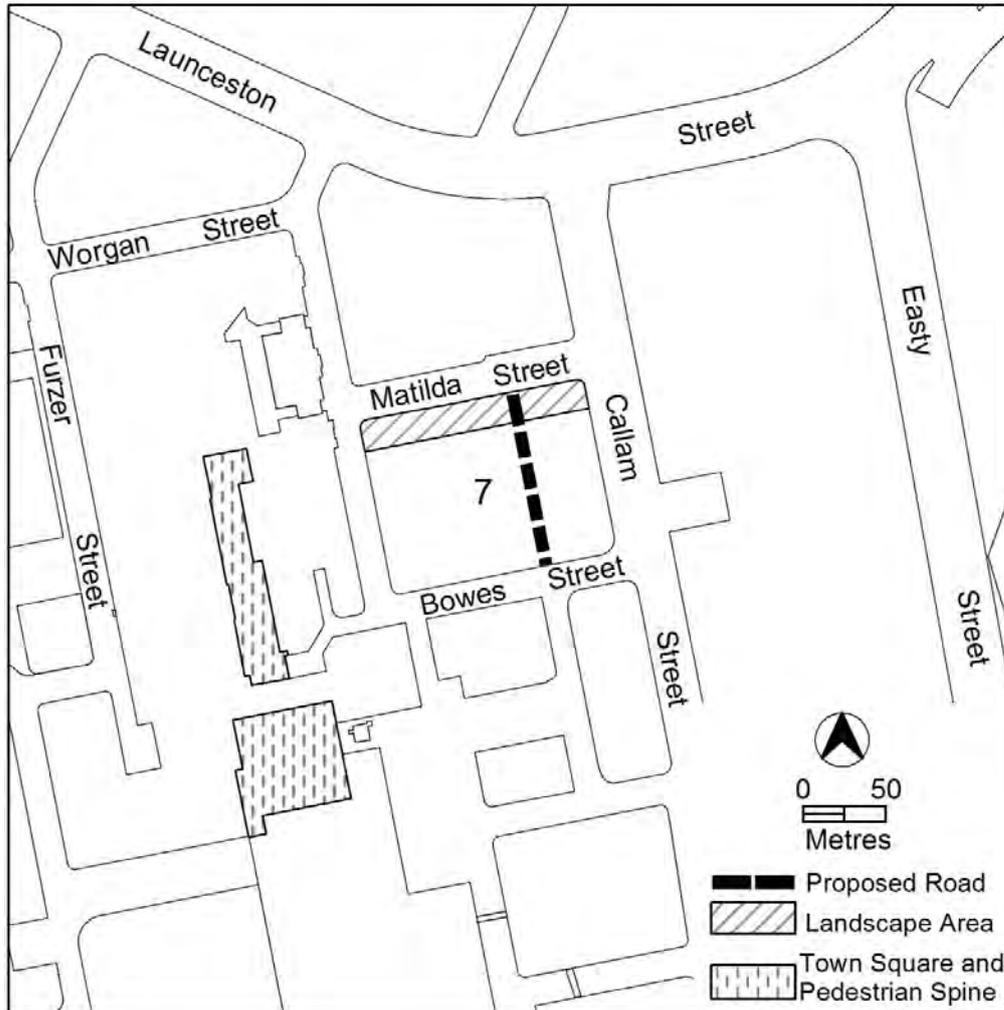


Figure 3

Rules	Criteria
<p>R29</p> <p>For buildings located along secondary active frontage areas shown in figure 1, ground floor frontages and building design complies with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade for access and egress for persons with disabilities. 	<p>C29</p> <p>Development at ground level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for commercial use b) where building access is provided, direct pedestrian access at street level c) provide opportunities for views into and out of the building.
<p>There is no applicable rule.</p>	<p>C30</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 1.</p>
<p>There is no applicable rule.</p>	<p>C31</p> <p>Utility infrastructure, such as electricity substations and water boosters, located along primary active frontages are minimised and/or screened where possible.</p>
<p>2.4 Landscape zone</p>	
<p>R32</p> <p>This rule applies to secondary active frontages shown in figure 1.</p> <p>Where a building frontage is greater than 30m in length and active uses are not incorporated on the ground floor, a landscaped area with a minimum depth into the block of 3m from the front boundary is provided for a minimum of 20% of the length of the front boundary.</p> <p>Planting is wholly contained within the leased block boundaries.</p> <p>Note: It is the responsibility of the lessee to ensure that any proposed plantings do not conflict with existing services.</p>	<p>C32</p> <p>Landscaped areas are provided along secondary frontages to soften the street environment and add points of interest. The landscaped areas are integrated with the adjacent verge level, and contained wholly within the block boundaries.</p>

Rules	Criteria
2.5 Awnings	
<p>R33</p> <p>This rule applies to buildings fronting:</p> <ul style="list-style-type: none"> a) Ball Street b) Bradley Street c) Brewer Street d) Callam Street e) Colbee Court f) Corinna Street g) Dundas Court h) Townshend Street i) bus interchange. j) town square k) pedestrian spine <p>Buildings provide a continuous awning along the entire length of the front boundary with a minimum:</p> <ul style="list-style-type: none"> a) height from <i>datum ground level</i> of 3.2m, and b) depth from the building facade of 3m. 	<p>C33</p> <p>Protection from the natural elements is provided along pedestrian movement corridors by incorporating:</p> <ul style="list-style-type: none"> a) continuous awnings that are compatible with existing structures b) shelter that allows for street trees and other landscaping c) visually safe and amenable shelter design.
2.6 Screening	
<p>There is no applicable rule.</p>	<p>C34</p> <p>Waste collection areas are screened from public view.</p>
2.7 Driveways	
<p>R35</p> <p>No new driveways are permitted along:</p> <ul style="list-style-type: none"> a) Callam Street b) Launceston Street. c) Melrose Drive d) Townshend Street <p>Note: Replacement or relocation of existing driveways is not restricted by this rule.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

RC3 – Callam Street/Athllon Drive Corridor

This part applies to blocks and parcels identified in area RC3 shown on the Phillip Precinct Map.

Element 4: Buildings

Rules	Criteria
4.1 Number of storeys	
<p>R39</p> <p>This rule applies to area 'a' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 6.</p>	<p>C39</p> <p>A marker building is permitted up to RL648AHD where development:</p> <ul style="list-style-type: none"> a) provides an appropriate transition in height from the existing development to the north b) does not adversely impact on surrounding residential development through overshadowing c) includes all of the following: <ul style="list-style-type: none"> i) a building base or podium that defines entrances and is designed to reduce the impact of podium parking on the public realm ii) a middle section setback from the podium to reduce apparent bulk and scale and provide visual separation from the podium iii) a top section designed to screen plant and building services, and create an integrated and appropriate conclusion to the building form; and iv) areas of deep root planting at the ground level.
<p>R40</p> <p>This rule applies to area 'b' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 4.</p>	<p>C40</p> <p>Building heights may be increased to 6 <i>storeys</i> where development:</p> <ul style="list-style-type: none"> a) provides an appropriate transition in height from the existing adjoining development b) does not adversely impact on surrounding residential development through overshadowing and overlooking; and c) includes areas for deep root planting.
<p>R41</p> <p>This rule applies to area 'c' in figure 4.</p> <p>The maximum number of <i>storeys</i> is 3, except where within 52m of Yarralumla Creek centre line, where the maximum number of <i>storeys</i> is 6.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
4.2 Setback	
<p>R42</p> <p>The minimum front building setback to block boundaries addressing Athllon Drive is 4m.</p>	<p>C42</p> <p>Building frontages to Athllon Drive provide a landscaped setting.</p>

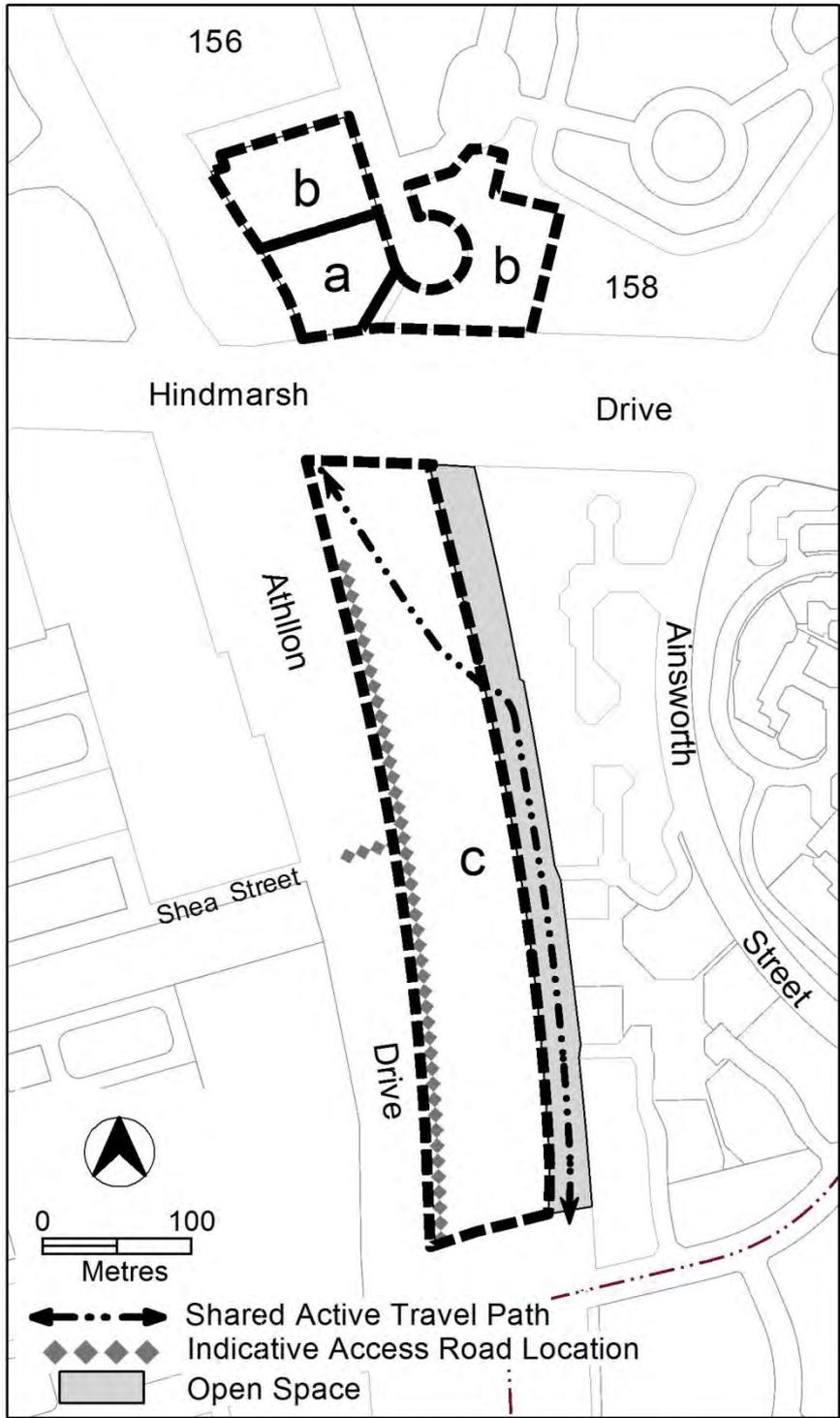


Figure 4

Rules	Criteria
4.3 1 in 100 year flood levels	
There is no applicable rule.	<p>C43</p> <p>This criterion applies to area 'C' in figure 4. Residential development is not permitted within the 1 in 100 year flood level of Yarralumla Creek.</p>
4.4 Vehicle access	
There is no applicable rule.	<p>C44</p> <p>This criterion applies to area 'C' in figure 4. Development incorporates the indicative access road in the location shown.</p>
4.5 Open space interface	
<p>R45</p> <p>This rule applies to area 'c' in figure 4. Development retains the existing shared active travel path connection to the Hindmarsh Drive underpass.</p>	<p>C45</p> <p>Any changes to the existing shared active travel path alignment complies with all of the following:</p> <ul style="list-style-type: none"> a) retains easy and direct continuous active travel connection between Woden town centre and Mawson group centre b) are endorsed by TCCS.
<p>R46</p> <p>This rule applies to area 'c' in figure 4. Development along the open space area and shared active travel path provides all of the following:</p> <ul style="list-style-type: none"> a) addresses the open space and shared active travel path with windows to habitable rooms, balconies and areas of open space adjoining the shared boundary b) openings for direct pedestrian access to the shared active travel path. 	<p>C46</p> <p>Development provides passive surveillance and pedestrian access to the shared active travel path and open space area.</p>

Element 5: Heritage

5.1 Potential archaeological deposits	
There is no applicable rule.	<p>C47</p> <p>This criterion applies to area 'C' in figure 4. Development applications will be referred to the ACT Heritage Council, and its advice considered before the determination of the application.</p>

APPENDIX 2
Copies of public comments received on draft variation 344

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From: [REDACTED]
To: [Terrplan](#)
Subject: Mawson / Woden Proposed Master Plan
Date: Friday, 3 March 2017 11:53:01 AM

Hi

I've had a look at your proposed plans and provide the following feedback:

1. The increase allocation of high-density residential needs to be accompanied by an appropriate spend on supporting infrastructure. You will be syphoning a shed load of cash out of those developments and it should be used to support improved services such as roads, parklands, and other public facilities (e.g. the Woden Pool is a national disgrace. The Basketball centre is an ongoing eyesore)
2. It seems odd that you support high density residential near to the Mawson development but not on top of the commercial centre. You only have to look at places in other capital cities to realise that modern living is actively seeking out mixed purpose developments. Young Australians seek out new urban centres where everything is within easy walking distance. Suggest you have a look at something like Mascot developments in Sydney - obviously a larger scale but you see what the future could be like, especially over such a large area that could be subject to such a development.
3. Car flow and carparking is the most awesome element of the Mawson shops. I love the convenience it offers! The multiple points of entry and egress with parking all around make it a great place to shop.
4. Woden needs to be further uncapped. Seriously. As the geographical centre of Canberra its about time a serious discussion is had about making it the "City Centre" and do away with Civic. To lead this, you should uncap all buildings heights and allow any developer the chance to build big. This improves a cities efficiency, productivity and environmental outcomes.
5. Please keep the bike paths that connect Mawson to Barton/Civic and the Lake. They are such a great resource.
6. I hate that you have built the light rail. It is the most eye-watering waste of public money I have ever witnessed. But now that you have made that step, you need to create a city that will use it. By implementing point no 4 and supercharging investment and density along the future corridor, it will eventually make some sense - not enough sense to justify it, but perhaps enough to only feel its the usual Govt. waste of money rather than the present 'monumental' waste of public money. Plus the \$\$\$ you get from developments will help shoulder the stupid arse amount you will be taking from my rates and land tax bills to pay for the thing.
7. The change from medium into high density on Callum Street and Hindmarsh is poor form. Sorry - but the development that have already gone in behind it were done in the knowledge their views of the mountains and sunsets wouldn't be obstructed or living under a sun shadow. See point 4. You really should have just let them all go huge from the beginning. That way everyone knew what was

coming when they agreed to build and buy.

Cheers

A solid black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: Draft Variation to the Territory plan No 344
Date: Monday, 6 March 2017 5:57:09 PM

Good afternoon,

We write to comment on DV344 to the Territory Plan, covering the Woden Town Centre.

It is pleasing that DV345 has now been released for comment as there has been a grey area in the planning rules since the release of the Woden Town Centre Master Plan in November 2015. Given that DV345 has no interim effect, this grey area will continue until DV345 is finalised and is incorporated into the Territory Plan, so we encourage an efficient and timely conclusion to this process.

Our specific comments are as follows:

1. We believe that the pocket park at Block 1 Section 181 that was recently formed by the realignment of Corinna Street should be shown as PRZ1, rather than shown as CZ2. We believe the intent was to create a park here it is shown in Figure 49 of the Woden Town Centre Master Plan as open space/park. Showing it as PRZ1 would create certainty with design responses for development around this park as to the future use of the site. If the intent is not to have a park at Block 1 Section 181, there should be a clear statement that the intent in the Master Plan has been superseded.
2. Figure 49 of the Woden Town Centre Master Plan showed a walkway passing through our land on Section 8 Phillip, the Albermarle and Alexander Buildings on Blocks 50 & 52 Section 8 Phillip. In our submission to the Woden Town Centre Master Plan, we objected to a public right of way shown running loosely through our land and asked that it be removed. Based on our experience with the Dickson Master Plan versus the Dickson Precinct Map and Code, these kinds of inconsistencies lead to arguments in future. There does not seem to be anything in DV344 that deals with this, but this could be represented in Figures 1 or 3.
3. Rule 1.1. The rule does not seem to permit building entries or lobbies to be located on the primary active frontage on North Walk. Allowing building entries, even if they are secondary entries to the buildings will improve the activation of North Walk. We submit that this could be either addressed in C1 or else with an extra line added to R1 to cover this. Note that building entries to the pedestrian spines (of which North walk is one) are contemplated by C18(c), but R1 is mandatory and quite prescriptive.
4. Rule 5. We believe that this clause is poorly worded and introduces some ambiguity. Our reading of it is that there are many uses permitted on Section 7, but residential or commercial accommodation use is only permitted in the block formed by the new laneway shown in Figure 3. Perhaps it is best defining this area with reference to a hatched area on Figure 3 rather than using only words. It may also be better to define the road in Figure 3 more accurately – perhaps the 36 metre reference point is more appropriate.
5. Criteria 10(a). Small typo – change “an” to “and” on first line, or else add a comma before “an” on first line.
6. C16(b), R18(a), R22(a) & (b). The reference should be to Figure 3, not 4.

7. Criteria 23. It is unclear whether strictly meeting the list of requirements in (a) to (i) is the only way that a building is to achieve a high standard of design quality. The paragraphs also conflict with some of the other rules and criteria. We note that the way that the criteria is written, each building needs to meet them, but the criteria appear to be more generic in nature and a commentary on what is expected for development across the town centre. Some specific issues are:

- A non-residential building cannot meet C23 as many of the points are applicable to buildings containing residential apartments.
- C23(e) appears to demand that those particular apartment types are included in a residential development regardless of market demand and what is appropriate for a particular building in a particular location. "Dual-key, cross-over (which we assume is the same as skip-stop), and shop top" apartments are only appropriate for certain residential developments, most certainly not all. There is also very imprecise language in "apartment suitable for families" as it revolves around a subjective view of what constitutes a "family". We submit that C26 is sufficient to cover what we believe is the intent of C23(e) without creating further issues, and suggest that C23(e) be deleted.
- C23(g) requires podium car parks to be sleeved by apartments or commercial uses when facing active frontage streets. However, C25(b) allows high quality architectural elements, landscaping and green infrastructure to screen car parking podium structures from public spaces and streets. We submit that C25 specifically and appropriately deals with structured car parking and C23(g) should be deleted.
- C23(h) unnecessarily adds significant cost and height to buildings with any benefits unlikely to be realised in a residential building due to the unit titling of the car parks. We can see how this may be able to be utilised for a commercial office building, but the heights required to have a serviceable office floor would greatly compromise the economic viability of a development. An alternative approach would be to demonstrate that consideration has been given to join two levels of car parking to form a single high floor, but we submit that the C23(h) should just be deleted.

8. Rule 33. This rule appears to mandate the construction of a building for the whole length of a boundary facing one of the nominated spaces. If the design of a development fronting these spaces has open space breaks in the buildings, R33 appears to mandate an awning be provided regardless of the presence of a building in that space. The Rule should possibly be rewritten to state that the awning must be provided for the "entire length of *the building* on the front boundary".

Thank you for the opportunity to comment. If you require any clarification on the above points, please contact me.

Regards

[REDACTED]
Managing Director

P
M
E
W

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Woden and Mawson Redevelopment
Date: Thursday, 6 April 2017 10:30:04 AM

Hello

I largely agree with the plans proposed. However, I would like to see:

- Building heights in the Mawson Centre restricted to 6 storeys.
- More open space and green space for residents of the new housing blocks and existing residents of Mawson.
- All redevelopment should incorporate lots of tall trees and greenery.
- Amenities that fully take into account the increasing age of the population and that currently a lot of people with disability shop at Woden Plaza and presumably will move to shopping at Mawson Centre if it expands.
- Plenty of car parking spaces. Currently the Mawson Plan does not provide enough car parking spaces which elderly and disabled people need close to shops. Perhaps a multi-storey parking building is needed.
- More parking spaces at the Woden Library. Currently parking there is woeful.

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4 April 2017

Territory Plan Section
PO Box 158
Canberra ACT 2601
BY email – terrplan@act.gov.au

Dear Sir/Madam

DV344 – Woden Town Centre – Zone Changes and amendments to the Phillip precinct map and code

Thank you for the opportunity to provide comment on DV344. As you are aware the Canberra Southern Cross Club (CSCC) has two facilities within the Woden Town Centre –the site located on Block 4 Section 79 Phillip and our main club site located on Block 11 Section 18 Phillip.

DV344 has had a long gestation. The Master Plan was completed on the understanding that light rail would eventually run to Woden, however the timeframe for this has now been brought forward. It is likely that the light rail alignment will run from Yarra Glen along Callum Street; consequently both our blocks will be well positioned to support the new wave of transit orientated design.

Our 2015 submission to the draft Woden Master Plan identified our ambitions for Block 4 Section 79 Phillip, which we are steadily working towards. Our next step will be to seek a scoping document to inform a Territory Plan variation for the northern part of Block 4, possibly to facilitate residential development. A residential outcome was identified in the Master Plan, and is consistent with broader planning policy which promotes urban intensification in town centre locations.

Both the Master Plan and DV344 maintain a strong emphasis on delivering a height hierarchy and creating a strong edge to the town centre. Our 2015 submission proposed mirroring heights on Sections 22 and 24 across Block 4, thereby providing for a much stronger and balanced entrance to the town centre. We note that a 16 storey marker building is proposed on Block 8 Section 24 (the former Yamba Club site), and that the Trilogy development includes a 12 storey tower, stepping down to eight storeys. The community and wellbeing centre currently being constructed on Block 4 adjacent Launceston Street will be five storeys in height.

The proposed Rule R9 and Criteria C9 for the Phillip Precinct Code provides almost every other commercial site with the opportunity for additional height, where particular criteria are met. This flexibility is explicitly withheld from Block 4 Section 79. We assume this reflects its current CZ6 Leisure and Accommodation land use zone, although do not consider this to be a robust rationale. The application of a mandatory six storey maximum building height control does not provide us with the flexibility to position height where it is most appropriately located relative to site constraints, to provide for a transition of scale either across the site, or across this highly prominent part of the town centre, or to respond to opportunities for transport orientated design presented by proximity to light rail.

We propose amending Criteria C9 through the deletion of the note, thereby providing the opportunity to develop to 10 storeys in height where Criteria C9 is met. This amendment would only affect our block, and would not, in principle, distort the height hierarchy bearing in mind surrounding approved and proposed development, and provide the opportunity to transition down to five storeys adjacent to Launceston Street.

Irrespective of this, we strongly advocate for a refresh of the Master Plan and relevant Territory Plan provisions once the alignment and location of light rail stations has been confirmed. Our 2015 submission advocated the use of qualitative criteria to enable the flexible application of the Territory Plan to the local context as it changes over time. While appreciating that EPSDD has gone some way towards this, Criteria C9 in effect operates as a mandatory height limitation for our site (Block 4 Section 79 Phillip). We are also concerned that a maximum building height of 16 storeys on Block 11 Section 18 Phillip may not be sufficient to truly leverage the opportunities that light rail will bring to this corridor, particularly in respect of transit orientated design, bearing in mind existing development scales in the locality.

We would be happy to discuss this with you further.

Yours sincerely,



**Chief Executive Officer
Canberra Southern Cross Club**



From: [REDACTED]
To: [Terrplan](#)
Subject: mawson woden variations
Date: Monday, 10 April 2017 11:29:34 AM

Hello

I would like to offer the following comments and/or suggestions:

- Public housing – I very much support the need for more public housing but I do not believe that cramming people into high rise/high density housing is appropriate. As there are so many young families needing accommodation we need a far better mix of solutions. Homes with three and four bedrooms, a small gated yard and garages far more appropriate to cater for families.
- I do **not** support six storey blocks as this will just re-create the problems of the past as per Burnie Court.
- We also need to support a greater arrangement of elderly housing solutions.
- I would also stress that as more housing is being pushed into Mawson the street configuration is unworkable. Merely stopping people from parking in front of their homes is short sighted. Multi-housing blocks need to cater for multiple car parks and visitor car parks.
- Paths around the Mawson are need to be upgraded to allow for safer walking for elderly/disabled residents in the area.
- The shopping centre toilets were given a very poor, cheap and nasty upgrade. They are a disgrace, particularly catering for the elderly /infirm who need to get in and out of there with walkers and wheelchairs.
- I would also support a well-lit commuter path between Mawson and Woden. The current bike paths are lovely for weekend rides, however walking home from work in the evenings in winter is dangerous. A wide multi-purpose path that runs directly from Woden to Mawson alongside the stormwater would be a much better solution. It would also give greater encouragement to the commuting concept from Mawson.
- As there is open space near the soccer grounds instead of just housing complexes it would be good to have a health fitness centre allocated space, including an indoor swimming pool. This would encourage greater patronage to the area particularly given the loss of the Deakin pool years ago.

Regards

[REDACTED]

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From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: Comment on Woden and Mawson plans
Date: Monday, 10 April 2017 9:30:56 PM

Dear Sir/Madam,

I strongly agree with the WVCC's comments on the above, particularly the need to

- . Have clearly adequate open space. Once it is 'gone', there is no bringing it back;
- . Preventing overshadowing. We live in a cool climate, hence sun light is a necessity for sustainable buildings;
- . Referring the plans to the Assembly. My preference is for the Assembly to be required to approve the plans, rather than just allowing the Minister to approve them.

Regards

[REDACTED]
Red Hill

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Woden and Mawson_Territory Plan variations_Pedal Power submission
Date: Thursday, 13 April 2017 11:09:52 AM

Pedal Power ACT Inc response to the draft variations to the Territory Plan to implement the recommendations of the Woden and Mawson Master Plans

SUMMARY

Pedal Power ACT Inc (Pedal Power) is disappointed that the Woden draft variation DV344 fails to protect the walking and cycling routes identified in the master plan. Pedal Power calls for revisions to reflect the stated aim of the Woden Variation, i.e. to encourage walking and cycling including commuter cycling. The draft variation for Mawson is better in that it protects key pedestrian routes but fails to mention that these are also cycling routes. They should be re-defined as shared paths as per the master plan. Also, the Mawson variations fail to protect the route for the missing link recommended in the master plan to close the gap in the north-south trunk route.

SUBMISSION

The Woden and Mawson master plans contain constructive proposals to improve walking and cycling. They identify significant changes to switch from the original car-centric plan of the 1960's to a more people-friendly environment thereby encouraging use of public transport, walking and cycling. This is in line with the Government's active travel policy. Encouraging walking and cycling is referred to in the preamble to variations DV344 and DV345.

While there are good walking and cycling routes up to the boundaries of these centres, the connections into and within the centres are lacking. The master plans identify major routes (shared-use paths, separated cycle ways, on-road cycle lanes) to rectify this failing and make walking and cycling to the major destinations convenient and safe. The failure to provide for this last 10% of trips (into and within town centres) is discouraging walking and cycling.

The cycling community (represented by Pedal Power's 7,300 members) calls for changes to the Variations to rectify this failing.

In relation to Woden, the Variation fails to meet the Territory Plan's Strategic Direction 2.7 cited on p13 of DV344, namely, "development will be planned to encourage walking and cycling including commuter cycling". The Variation primarily relates to building heights and setbacks. While this approach is designed to encourage private development, it does nothing to protect the public domain for walking and cycling.

Only in one instance does DV344 set out a "shared active travel path" to be reserved, i.e. the rezoned land to the south of Hindmarsh Dr. This is an important reservation. However, if it can be done for this tiny part of the Woden Town Centre, it should be possible to do it for the other parts of Mawson and Woden centres. This is relevant also for the area subject to rezoning on the NE corner of Hindmarsh and Callum where no reservation has been made for walking/cycling paths.

In the case of Mawson's DV345, Fig 1 refers to protecting key pedestrian routes but no reference is made to cycling. This should be amended to define the routes as shared paths for walking and cycling. Also, while DV345 protects the trunk route north of Mawson Dr (open space shared path), it does nothing to reserve the proposed route around the eastern

side of the centre to fix the missing link in the north-south trunk route.

Section 2.5 of DV345, Reasons for the Proposed Draft Variation, should include reference to encouraging walking and cycling, including commuter cycling, and protecting shared path routes.

Pedal Power requests that the variations be amended to embrace the active travel recommendations of the master plan in a comprehensive way.

Environment Planning and Sustainable Development Directorate
GPO Box 158
CANBERRA ACT 2601

By Email: terrplan@act.gov.au

Dear Sir/Madam

**Re: Draft Variation to the Territory Plan 344:
Woden Town Centre Zone Changes and Amendments to the
Phillip Precinct Code and Map**

We are the Crown Lessees of Block 20, Section 8, Phillip. We refer to the subject Draft Variation 344 and make the following comments on behalf of the lessees of Block 20, Section 8, Phillip (Woden Centre building).

It is noted that no change to the existing zoning of *Commercial CZ1 – Core* is proposed for the subject site. However, the draft changes to the Phillip Precinct Code propose rules and criteria for an intensity of development not previously contemplated for Woden Town Centre.

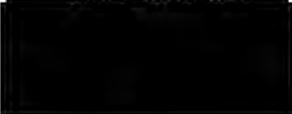
This next stage of re-development will be a critical period in the urban design of the town centre if opportunities for denser development are realised. To this end, the proposed criteria (C10) for development of more than 12 storeys, are supported (visual assessment).

In addition it is considered that the criterion in relation to solar access (C16) should apply to all primary active frontages (as for Civic centre) and a quantification or definition included for “reasonable solar access”.

Block 20 section 8 Phillip is a unique building in that it predominately addresses the town square or other walkways/pedestrianised areas. Vehicular access to the site (drop off) is only available to the building’s lowest level, from the northern end of Bradley Street. This access point is also the only option for access to the building for emergency vehicles. In any future redevelopment of adjacent blocks, this vehicular access needs to be preserved.

The cadastral base used for key figures in the Draft Variation document is lacking in detail, making identification of applicable building heights (Figure 2) difficult, particularly where block/section identifiers are not present. This is particularly so for Block 20 Section 8 Phillip which is not always shown as a separate block. Figure 2 is a critical figure for the identification of applicable building heights – yet it is poorly resolved in its underlying detail. For clarity, and indeed certainty, it is suggested that Figures 1 and 2 of attachment B (Phillip Precinct Code) should be re-drawn on a detailed cadastral base showing street names, blocks and sections.

Yours faithfully



Director

18 April 2017

Our Ref: WS180417

To Whom It May Concern

Overview

I am writing in response to the public consultation period offered for DV344, the draft variation to the Territory Plan concerning the Woden Town Centre.

I see nothing in the DV344 that protects the reasonable expectations of existing residents in the Woden Green / Easty Street locality, nor respects the natural “hilltop feature” of the tree line of the Woden Cemetery. As far as I can tell, the type and intensity of development being proposed in the rezoning of my neighbourhood is outrageous.

I request that the ACT government alter DV344 so as to deliver justice to existing residents within the Phillip precinct in the area referred to above. Below, I identify where I have concerns about the current draft variation and/or objections to it. Unfortunately, I have found the DV344 somewhat difficult to “piece together” in terms of how it will affect my residential situation and that of my neighbours in the same and nearby complexes. If it transpires that the issues I raise have already been protected in the territory plan, together with the proposed DV344, I will be relieved to learn that this is the case and welcome the news.

Of particular concern to me is:

1. the **rezoning from residential (RZ4) to business (CZ2)** of an area along Wilbow Street (reference: Figures 2 and 3 in the main DV344 document);
2. the **permitted building heights along Easty Street** — potentially up to 16 storeys in an area where existing buildings are only 3 storeys high (reference: Attachment B, Element 2, R9 and C9);
3. the **further construction at the Hindmarsh Drive end of Easty Street** (reference: Figures 2 and 3 in the main DV344 document, showing a RZ4 medium density residential area would be rezoned to RZ5 = high density);
4. the **absence of a noise management plan to protect existing residences** in my locality from noise conflicts arising from planned rezoning.

I object to all these existing or missing aspects of the DV344 because both individually and together they impact negatively on the outlook and amenity of my residence and that of those around me.

I also have wider concerns with DV344, regarding more distant parts of the Woden Town Centre with respect to the locality of my own residence. They are similar to the particular concerns affecting my more immediate vicinity.

Building heights proposed are of an inappropriate scale

A striking feature of the DV344 is that it only uses a single point of reference: the *centre* of the Woden Town Centre. When it comes to determining limits on building heights, we need to take into account other existing features in the landscape. With the exception of partial deference to the heritage value of the Callum Offices (see Attachment B, Element 2, C12), the DV344 in its current form fails to incorporate development on an appropriate scale. In particular, **limits on building heights fail to take into account the aesthetic value of the current visual environment in the Woden Green / Easty Street locality, where no buildings are higher than 3 storeys. Nothing in the current built environment encroaches upon the pleasant Woden Cemetery tree line, which gives way to Eddison Park towards the north: this stretch of green space is a most welcome and characteristic *vertical* visual feature along Easty Street. Any buildings along Easty Street higher than 3 storeys would dominate over this valuable natural environment aesthetic and be incongruent with it; whereas buildings of 3 or fewer storeys are congruent with preserving the Woden Cemetery tree line as a “marker feature”** in this part of the town centre landscape. Also, buildings higher than 3 storeys will detrimentally detract from the outlook for current residents who have purchased properties with the reasonable expectation of being able to see further than “towers of concrete and glass” blocking their outward- and upward-looking views. Further, no new building should rob any existing residence in the Wilbow Street / Easty Street / Guardian Place locality of the amount of sunlight it currently receives. People paid more for properties with a northerly aspect.

In terms of grossly inappropriate building height, note that we already have a most regrettable and extreme example outside the core commercial zone of the Woden Town Centre: *SkyPlaza*. This skyscraper utterly destroys the “bush capital” character of the *vertical* visual scene when driving along Callam Street / Athllon Drive. It is a veritable eye sore on the horizon, interrupting / occluding a view to Mount Taylor, which instead should dominate in accordance with the “bush capital” character of Canberra. Recently, a significant number of Canberrans indicated that they continue to cherish the “bush capital” character of Canberra, when they voted for such a slogan to be used on ACT number plates. Building any more buildings higher than a few storeys outside the core commercial zone in the Woden Town Centre would be a total antithesis of that which Canberrans value, and I trust the ACT government will see that this never eventuates. Let us learn from past mistakes, not repeat them.

Thus, the proposed “marker buildings”, code named RL648AHD (reference: Attachment C, Element 4, C39) and RL670AHD (reference: Attachment B, Element 2, C13), in the Easty Street locality should both be abandoned as they would not be of an appropriate scale. Actually, it is unclear what the exact definition of a “marker building” is: I could not find a definition searching in either the DV344 or the *Planning and Development Act 2007*; so I am assuming “marker building” implies some kind of “clear height dominance”, to which I object for reasons already given. Likewise, I could find no definitions of the above-mentioned codes in the documentation, which seems very strange, as I would have expected that the first time any abbreviation or code is used in an official document it would be defined.

Interim summary regarding the Woden Green / Easty Street locality

The territory plan in conjunction with DV344 should be changed to ensure:

- no buildings are higher than 3 storeys in the Woden Green / Easty Street locality, as they would be of an inappropriate scale;
- no rezoning from residential to commercial on the Hindmarsh Drive side of Wilbow Street between the stormwater drain parallel to Callam Street and the roundabout at the intersection of Wilbow and Easty Streets, as this would encroach upon the private realm of existing residences in Woden Green / Wilara, including likely noise conflicts: current residents bought on the basis that opposite them was also residential and not commercial;
- no further construction at the Hindmarsh Drive end of Easty Street, as this is urban intensification gone crazy / amounts to an immoderate and unsustainable level of residential development, and would have an additional and detrimental impact on vehicular movement for current residents, including emergency vehicle access
- special provisions are made to protect and prioritise residential zone noise level limits for existing residences in the Woden Green / Easty Street locality against any future competing commercial zone interests;
- that the derelict buildings and areas in the centre of Woden Town Centre are required to be resurrected / repurposed before undeveloped areas in the Phillip precinct are touched.

Existing traffic and property issues for Woden Green / Easty Street locality

Some 160 new residences are in the pipeline for the Woden Green / Easty Street locality in the Phillip precinct, with the Idalia apartments and the Arbour townhouses currently under construction at the Hindmarsh Drive end of Easty Street near the intersection with Tank Street. It is concerning how this “cul de sac” will function when these new residential developments are populated, as existing Woden Green / Wilara residents are already experiencing regular traffic violations in the area, due to inadequate parking spaces and loading zones. Once Arbour and Idalia are filled with residents, we are likely to have continual congestion around Easty / Tank Street. This is why further construction at the Hindmarsh Drive end of Easty Street would be totally unreasonable and unjustifiable, and just plain needless given all the other medium+ density residential zones the Woden Town Centre / Phillip precinct.

DV344 proposes an unsustainable level of residential development within a tiny corner of the Phillip precinct, which will be to detriment of existing and future residents in the Woden Green / Easty Street locality. This area already has only very limited street access, so the further and higher density construction proposed will have pronounced negative impacts on access for emergency vehicles, removalist trucks, the daily coming and going to residents in their private vehicles, maintenance vehicles

(e.g. cleaners, gardeners for body corporates), and the reasonable expectation of residents receiving visitors on a regular basis.

If the above-mentioned aspects of residential life are suffocated by a ridiculous housing density target in the vicinity, the ACT government will not only effectively drive down real estate prices for units and townhouses in this part of the Woden Town Centre, but also more generally as there already seems to be a glut of units on the property market. The net effect will be to encourage people to seek out houses in suburbia which will allow them to go about their daily routine without constant traffic frustrations and impediments to ease of access to their own homes.

The bottom line is most Canberrans will always need a private vehicle for some aspects of their lives. A territory plan (and DV344) that does not work to deliver good outcomes for this ongoing need will fail the city overall.

More general concerns / objections about proposed changes for the Phillip precinct

1. As I read the DV344, it seems that setbacks in the town square (reference: Attachment B, Element 2, R19) are more pedestrian- / resident-friendly than those specified for the Easty Street locality (Attachment B, Element 2, R18). This seems to be incongruent with the existing landscape: at the centre of Woden one would expect the higher buildings / smaller setbacks, then as one moves outwards from the centre, one would expect lower buildings / larger setbacks, to create a “space transition” from “more vertical” to “more horizontal”.
2. I question:
 - a. the appropriateness of mixing residential and commercial interests in the Phillip trades area: this seems like a recipe for continuing legal disputes between the conceivably quite divergent interests of residents and business owners; how is this a win for Canberra?
 - b. the appropriateness of making the Athllon Drive corridor RZ5 (high density residential), when, for similar reasons (appropriate scale, existing landscape) RZ4 (medium density residential) strikes me as a more sustainable level of residential development.
3. I also think the long-term prosperity of Canberra depends on rejuvenating suburban centres (local shops in the suburbs) in tandem with new developments in the town centres. We need to foster a broader range of business / employment opportunities: concentrating all our efforts in the town centres caters to the “big end of town” to the detriment of nurturing small to medium size businesses, which are more likely to keep money in Canberra.
4. Further, the aspect of our public transport that seems to be functioning attractively well is the inter-town routes. Yet instead of addressing the more valuable (and harder) issue of improving public transport *across the whole of Canberra*, which would include feeder / complementary services into the suburbs, the ACT government is focusing on that part of our public transport equation which does not need fixing. This does not seem like good use of

resources. Canberra needs a flexible transport solution for the distributed city that it is, yet the ACT government is trying to centralise the population of Canberra along fixed (inflexible) public transport routes that will replicate those (inherently more flexible ones) already operating efficiently.

5. At the end of the day, even if some Canberrans can conveniently take public transport to and from work, most Canberrans need to drive a private vehicle to do their weekly shopping, to go to medical appointments at localities that are not in town centres, go to sporting venues which are distributed across the city, to drop off children at school and pick them up, to go on holiday to the NSW south coast and further afield, to go on a picnic in a national park or recreational area outside the reaches of our bus network, to attend places of worship that are again not well-serviced by public transport, etc. Going forward, our territory plan needs to cater for the reliance Canberrans will continue to have on their private vehicles, and not artificially create constraints that frustrate the liveability of our city.

Final statement

In short, DV344 really says nothing to protect the private interests of those who have already made their home in the Phillip precinct. A fair deal needs to be given to current residents. Presently, the combination of the territory plan and the DV344 fail in this respect. I have identified four aspects affecting the Woden Green / Easty Street locality which need to change to deliver a just outcome.

Thank you for considering my submission. I trust my justifiable demands will be met.

██████████ ██████████
ACT Greens Member for Murrumbidgee

Thursday, 20 April 2017

The Relevant Officer
Access Canberra

by email only to terrplan@act.gov.au

Dear Sir/Madam

**ACT GREENS COMMENTS ON DV344
WODEN TOWN CENTRE**

Thank you for the opportunity to make a submission on draft Territory Plan Variation DV344, implementing the Woden Town Centre Master Plan.

To be implemented successfully over the long term, master plans need to have strong support from the community. Without this support, redevelopment has the strong potential to be contentious, distressing for the community and subject to conflict that undermines investor confidence.

My conversations with the community make it clear that the some elements of the Woden Master Plan and their proposed implementation through DV344 do not have sufficient support from the community.

Particular concerns I have heard relate to:

- The treatment of the Town Square, particularly the proposed 28 storey building heights surrounding it, the lack of overshadowing protection and the style of redevelopment of the buildings fronting it;
- Proposed building heights more generally, including allowing a four storey 'height bonus' that is a free-kick, rather than subject to exemplary design standards and clear public benefit;
- The impression that Woden is being developed as a dormitory area rather than a vibrant town centre;
- Locating community facilities on the fringe of the centre, not in the middle, and doing so by sacrificing open space rather than development sites;
- Other open space issues, including a preference for a clear east-west open space link through the Town Centre and more room for large trees;
- Lack of provision for active travel network and amenity;
- Lack of provision for the light rail corridor; and
- Inadequate promotion of transport-oriented development and in particular facilitation of development that encourages use of Woden's excellent public transport connections.

AUSTRALIAN CAPITAL TERRITORY LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601, Australia GPO Box 1020, Canberra ACT 2601, Australia
Phone ██████████ Email ██████████

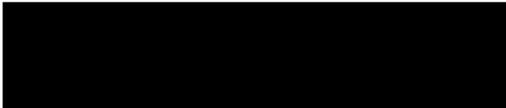


Given these issues, I recommend that the draft Variation is referred to the Planning and Urban Design Standing Committee under section 73 of the *Planning and Development Act* and committed to in the 2016 ACT Greens-Labor Parliamentary Agreement.

I also believe that many of the concerns that the community has raised with me could be resolved by the Environment, Planning and Sustainable Development Directorate working with submitters and the broader community to make relatively minor changes to the Draft Variation. I recommend that this occur before the Variation is sent to the Committee.

Please note that I am not writing in my capacity as Chair of the Planning & Urban Renewal Standing Committee.

Yours sincerely



ACT Greens Member for Murrumbidgee
ACT Greens Spokesperson for Planning, Transport, City Services, Housing, Arts, Animal Welfare,
Community Services, Women, Seniors and Social Inclusion

Tuesday, 13 June 2017

The Relevant Officer
Territory Plan Section
EPSDD

by email only to terrplan@act.gov.au

Dear Sir/Madam

**ACT GREENS ADDITIONAL SUBMISSION ON DV344 (WODEN TOWN CENTRE)
AND SUBMISSION ON DV345 (MAWSON GROUP CENTRE)**

Thank you for the opportunity to make a submission on draft Territory Plan Variation DV344 (Woden Town Centre) and draft Territory Plan Variation DV345 (Mawson Group Centre).

Note that this is an additional submission to my earlier submission to DV344, as well as a submission on DV345. This submission is also in my capacity as a local member, not as Chair of the Planning and Urban Renewal Standing Committee.

Since the release of these draft Variations, the Government has commenced its initial consultation on Light Rail Stage 2. The Light Rail consultation raises two issues that need to be integrated with the Variations:

- The potential Canberra Hospital light rail extension impacts on Phillip and Mawson as it could re-route the Woden to Tuggeranong stage of the Light Rail network from Athllon Drive to Yamba Drive. This change would reduce the 'transit oriented development' benefits of the proposed changes in Phillip and Mawson.
- The Woden Town Centre interchange stop appears to be relocated south along Callum Street from the current bus interchange, which would have significant implications for the Master Plan's recommendations.

To work properly, land use and transport need to be highly integrated. EPSDD need to work closely with TCCS to ensure that this coordination happens before the Variations proceed further. Resulting changes to the Variations could include:

- DV344: Considering Community Facility Zone for the current interchange site if it is no longer required for public transport

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- DV345: Considering whether the proposed level of development is warranted if Mawson is no longer going to be on the light rail network.

Yours sincerely



ACT Greens Member for Murrumbidgee

ACT Greens Spokesperson for Planning, Transport, City Services, Housing, Arts, Animal Welfare,
Community Services, Women, Seniors and Social Inclusion

21 April 2017

Territory Plan Comments
EPSDD
GPO Box 158
Canberra ACT 2601

By Email: terrplan@act.gov.au

Dear Territory Plan Section,

Submission for Draft Variation 344 Woden Town Centre (DV344)

Thank you for the opportunity to respond to Draft Variation 344 Woden Town Centre (DV344) that incorporates the planning policy recommendations of the approved Woden Town Centre Master Plan into the Territory Plan. In general terms it is accepted that DV344 reflects the provisions of the adopted Master Plan. We have reviewed the proposed provisions of DV344, particularly as they relate to land held by the Doma Group being Blocks 50 and 52 Section 8 Phillip, and provide the following comments for consideration.

The proposed provisions, particularly as they relate to building height and built form, under *Element 2: Buildings* are repeated in various forms. For example, the requirement to address bulk and scale is covered in Rules and Criteria 18, 19 and 20, and then addressed in Criteria C21 and C23. Consideration of the visual environment is also required by Criteria C10. It would assist to consolidate like requirements to avoid duplication and further refine the stated intent.

As per the Woden Town Centre Master Plan, buildings 10 storeys or more in height are to have a clear base, setback middle and top. The mandating of building setbacks to create this built form departs from the existing buildings that are located in the Woden Town Centre and have a height of 10 storeys or more. It is not necessary to have the whole of the building middle setback from the building base to reduce apparent bulk and scale, provide visual separation from the podium, and provide an attractive and interesting built form that fronts on to the street. It is recommended that the wording of the relevant Criteria are revised to permit development where the building middle is not setback and provides an appropriate scale of development to the street, does not dominate the streetscape and does not unreasonably overshadow onto significant public spaces. It is agreed that the requirement for a podium level, that creates a sense of human scale and deflects down draughts, and a building top section that is designed to screen plant and services and creates an integrated and appropriate conclusion to the built form should still apply.

With reference to the Rules and Criteria contained in DV344 the following comments are provided:

Criteria C18 allows for 'minor departures' at ground level and above 12 storeys however does not allow for departures above ground level to 12 storeys. This has the effect of mandating a minimum front setback of 3m for buildings 22m up to 12 storeys. The following rewording for Criteria C18 is recommended to enable consideration of a departure from the building setbacks for the building middle:

C18

Minor departures from the building setbacks are permitted at the ground level where development:

- a) contributes to the pedestrian orientated environment
- b) reflects the existing street character
- c) accommodates active uses, building entrances, public amenities and landscaped areas.

~~Minor~~ **Departures** from the building setbacks are permitted for the portion of development above ~~12 storeys~~ **22m** where the building is designed to **provide visual separation from the podium**, limit the building floor plate size of the tower to reduce the bulk and scale of the development, and allow for solar access on to the public spaces, streets and adjacent development.

Criteria C19 similar changes as those suggested to Criteria C18 should be considered.

Criteria C21 applies to development 10 storeys or more in height and requires a building base, setback middle section and top section. Criteria C21 is particularly clunky and prescribes a defined building format that duplicates building setback controls. This could be integrated into the applicable setback criteria. Should it be retained, the following rewording for Criteria C21 is recommended to enable consideration of a departure from the building setbacks for the building middle:

C21

This criterion applies to development 10 storeys or more in height.

Development consists of:

- a) a building base or podium that defines entrances and is designed to reduce the impact of podium parking on the public realm
- b) a middle section ~~setback from the podium~~ **designed** to reduce apparent bulk and scale and provide visual separation from the podium; and
- c) the building top section designed to screen plant and building services, and create an integrated and appropriate conclusion to the building form.

Criteria C23 requires all buildings to achieve a high standard of design quality and lists nine elements covering building materials and colours, building articulation, use and performance, sun shading, apartment mix, green infrastructure, podium car park design, and integration and concealment of plant rooms. Amongst other items, it requires podium carparks to be sleeved by apartments or commercial uses when facing active frontage (presumably both primary and secondary) streets, and also requires podium carparks to be designed to be 'easily adapted to alternative future uses, such as providing suitable floor to ceiling heights'. Both will impact on yield, particularly in the context of height and setback controls. Criteria C23 a) should say 'compatible' as a requirement for 'consistency' would unreasonably limit the building materials and colours to the existing palate. Criteria C23 e), g) and h) are not required as dwelling mix and structured car parks are addressed by Criteria C25 and C26. It is recommended that Criteria C23 is modified as follows:

C23

Buildings are to achieve a high standard of design quality demonstrated through the following:

- a) Building are designed to include a range of high quality building materials and colours that are ~~consistent~~ **compatible** with adjacent development and that contribute to a pedestrian scale, particularly at the lower levels of the building
- b) Buildings are designed to be well articulated to reduce the bulk and scale of development and provide architectural expression in the built form
- c) Buildings include elements that improve the use and performance of the building, such as wintergarden balconies and passive surveillance of primary and secondary active frontage streets and places
- d) Providing effective sun shading to areas of west facing glazing and balconies, through measures such as overhangs, adjustable external screens or vegetation.
- e) ~~Providing a greater range of apartment types, such as dual key, cross over, shoptop and apartments suitable for families.~~
- f) Providing green infrastructure, such as roof top planting, green walls, deep root planting areas and garden areas incorporating shrubs and rain gardens.
- g) ~~Podium carparks are sleeved by apartments or commercial uses when facing active frontage streets.~~
- h) ~~Podium carparks are designed to be easily adapted to alternative future uses, such as providing suitable floor to ceiling heights~~
- i) Plant rooms that are integrated or concealed within building form.

Rule 33 the references to the town square and pedestrian spine should also say 'shown in figure 3'. Note also that figure 3, not 4, should be referenced in Criteria C16, and Rules R18(a) and R22(a) and (b). Rule 33 should be reworded to clarify the awnings are required along the entire length of the building as follows:

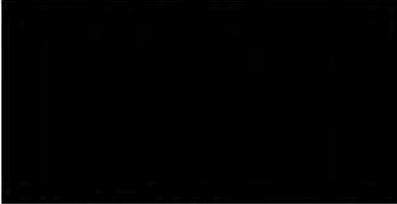
Rule 33

...Buildings provide a continuous awning along the entire length of the **building facing the front boundary** with a minimum:

- a) height from datum ground level of 3.2m, and
- b) depth from the building façade of 3m.

Thank you again for the opportunity to respond to Draft Variation 344 Woden Town Centre (DV344). We trust that the comments provided will be fairly considered. Please contact myself should you require any clarification on the matters raised.

Yours sincerely



Manager ACT



From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: Comments for Territory Plan draft variations 344 - Woden and 345 - Mawson
Date: Friday, 21 April 2017 3:39:42 PM
Attachments: [image001.jpg](#)

Hi,

The Women's Centre for Health Matters has collected data about the Woden and Mawson town centres from 18 users of our Safety Map: <http://www.wchm.org.au/safetymapping/#/map.html>

Of these responses, 3 people reported feeling "Safe" and 10 people reported feeling "Unsafe". 5 people did not indicate how safe they feel in the areas they marked on the map.

17 of the responses were from people who identified as female, and 1 from a user who identified as male.

10 users of the Safety Map were in the 18-34 years age group. 3 were aged 35-54, and 3 were aged 55-64.

No users identified as having a disability. 14 users identified as not having a disability.

The comments on why they feel safe or unsafe in these areas are consistent with data collected for other parts of Canberra: lighting, visibility, and who else is in the area.

Our previous work with women on perceptions of safety in which women talk about feeling unsafe around young people, drunk men, or homeless men has shown that these feelings are fundamentally about visibility. Women feel safer when they see a range of other people using an area who would see or be able to see and help them if there was a problem. In other areas of Canberra where lighting and visibility are better, and more people are around at night, we don't see the same reports.

For example, we have reports of feeling unsafe around the Woden Skate Park, Woden Youth Centre, and Woden Bus Interchange for these reasons. But we don't have reports of feeling unsafe around the Belconnen, Civic, or Tuggeranong Skate Parks, or in the Belconnen or Tuggeranong Bus Interchanges. In fact, we have had comments of feeling safe in the Belconnen Bus Interchange because it is well lit, has good pedestrian access, and there are often lots of people using the area.

A selection of the comments is below:

"Have had many bad experiences in this carpark, including a physical attack." – This is about the Heard Street carparks near the Austrian Australian Club and Mawson Club, and on the other side of the road near the shops and cafes.

"Because there are a few dodgy people who hang around here."

"The level of intoxicated individuals at the interchange, number of assaults etc." - These users were reporting on feeling unsafe in the area around Woden Bus Interchange.

"Loads of action employees on the platform when I went to pick up a teenager from the last bus. Thanks Action. This place was terrifying when I was my daughter's age." – This is also about the Woden Bus Interchange, but was from a user who reported feeling safe in the area.

"I often catch the bus here in the evenings. It feels poorly lit and although many cars go past here, after the evening rush of commuters finishing work, there are few people about. Often

people walk past publicly drinking and several times I have seen be abusive to others. The bus stop is positioned so that it is difficult to see the numbers of the buses coming unless you stand, placing yourself publicly in the walkway. I think a board saying when the next bus was coming would be helpful, along with changed seating and lighting to allow for a sense of security and visibility of coming busses.” – This is about the area at the corner of Furzer Street and Launceston Street in Phillip.

“At night it is not well lit and deserted.” – This is on the footpath area on Callam Street near the Yarralumla Creek.

“At night there is no one around.” – This is in the carpark on Keltie Street between Phillip Health Centre and Woolworths at Woden.

“It's dark and isolated. I use this path and the Hindmarsh Drive underpass to walk home from the Woden bus stop/shops, both day and night.” – This is on the footpath between Strathgordon Apartments and Tasman Terraces, near Hindmarsh Drive.

“The path along Melrose Drive between Launceston St and Corinna St is evenly paved, well lit and open to surveillance from passing traffic and local residents.” – This is on the footpath on Melrose Drive near Bellerive apartment complex, from a user who reports feeling safe in the area.

We would be happy to answer any questions or meet with you to talk about what else we can do to provide useful input to the planning process.


Deputy CEO
Women's Centre for Health Matters
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SCENTRE GROUP

Friday, 21 April 2017

██████████
Territory Plan Section
EPSDD, GPO Box 158
Canberra ACT 2601

By E-mail: terrplan@act.gov.au

Dear ██████████

Draft Variation 344 – Woden Town Centre
Objection to untested policy changes

Thank you for the opportunity to comment on Draft Variation 344 to the Territory Plan.

As a brief introduction, Scentre Group is the owner and manager of Westfield Shopping Centres in Australia and New Zealand. We currently have investment in the ACT in both our Westfield Woden and Westfield Belconnen shopping centres. This is a significant investment for Scentre Group representing some \$1.5B of investment in the ACT.

The Proposed Variation

This plan variation follows the Woden Town Centre Master Plan which was prepared in consultation with the community and other key stakeholders.

We note, however, that the draft variation introduces new policy changes that were not identified in the Master Plan and hence have not been subject to broad community and stakeholder discussion or input. Of significant concern to Scentre Group are the proposed changes to Rule 3 of the Phillip Precinct Code which would allow for a large supermarket to be established outside the retail core zone.

The Woden Town Centre Master Plan did not identify the need for any additional supermarket opportunities within the town centre and the origin of this policy change is unclear.

The proposal to allow a large supermarket comes with no background, no justification and no impact assessment.

Owner and Operator of  in Australia and New Zealand

The proposed change

The current Philip Precinct Code states:

R3 This rule applies to area b shown in figure 1. The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m ² .	C3 <i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.
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The Draft Variation changes it to read:

R3 This rule applies to CZ2. The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m ² . For Block 13 Section 81 Phillip, the maximum <i>gross floor area</i> of supermarket is 1500m ² .	C3 <i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents. This criterion does not apply to Block 13 Section 81 Phillip.
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Possible Outcomes

Noting that Block 13, Section 81 is currently within area b, this would provide this site the opportunity to develop a rule compliant supermarket of up to 1500m².

Further, as the proponent has the opportunity to comply with either the rule or the criteria, this proposed change would allow a proponent to propose a supermarket of any size on the block on the following basis:

- A larger supermarket does not meet the rule, so the proponent must address the criteria
- The criteria does not apply, so the larger supermarket may be approved and it does not need to be limited to providing convenience shopping.

While it is expected that this larger supermarket scenario is not intended, it is suggested that the late introduction of this proposed policy change, without due community and stakeholder consideration may lead to other unintended consequences.

As the town centre is not subject to third party appeals, the community is unable to challenge the approval of such an inappropriate supermarket.

Retail Hierarchy

The Commercial Zones are established to recognise the various functions, values and characteristics within commercial areas, and to provide a level of consistency and equity across the geographic range of commercial centres.

Within the ACT there is a hierarchy of commercial centres being: Local, Group and Town centres.

- Local Centre Zones are intended for local shops to serve a local community. These centres usually provide a small (maximum of 1,000 m²) supermarket for the local catchment and are focused on providing for daily shopping needs.
- Group centres are larger shopping centres throughout Canberra that serve groups of nearby suburbs. They have full line supermarkets intended to cater for weekly (typically car based) shopping.
- Town centres provide the main commercial and community focus for the district populations, they are seen as vibrant and viable centres with a wide range of services. They also provide the role of both Local and Group Centre for the residents of the Town Centre.

The proposed change would allow for a large, car based supermarket to be established immediately adjacent to the retail core in direct conflict with the principles of the established retail hierarchy.

Zone Objectives

The zone objectives of the CZ2 Business Zone are:

- a) Provide for office and business sites that are accessible to public transport and convenience retailing and services
- b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core
- c) Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforce
- d) Create vibrant lively pedestrian routes and public spaces
- e) Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public

The CZ2 Zone is primarily intended for non-retail commercial uses, commercial accommodation, and some restaurants and indoor entertainment and recreation facilities. Zone objectives a) and c) suggest that retail should be for convenience only and should meet the needs of the workforce.

A large supermarket located at Block 13, Section 81 Phillip would represent a significant departure from the objectives of the zone.

No Impact Assessment

A supermarket of 1,500 m² is likely to attract car based shoppers drawing people from outside of the local catchment. Any form of destination retail development would subvert the retail hierarchy and was not assessed in the Woden Town Centre master plan. To support such a change a full planning study should be required including traffic, social and economic impact analysis on the surrounding catchments. This GFA increase was not discussed within the Woden Master Plan, and therefore the implications have not been fully considered and should not appear as part of this draft Territory Plan Variation.

No Justification

The need for a large supermarket is highly questionable given that the site is within 400 metres (a 5 minute walk) of the established retail core of the Town Centre. Development at Woden Green specifically included pedestrian connections to the Town Centre to facilitate a link to the amenities already provided.

As the proposed changes for Block 13 were not part of the Master Plan, we wish to express concerns in relation to the process of introducing a specific policy change for a single block. There is no apparent strategic benefit to the town centre of the 1,500 m² supermarket on Block 13, Section 81, but a significant benefit to the owner of the specified block. There is no mention of increasing commercial GFA within the Woden Master Plan, and no obvious link to this GFA increase from the Master Plan to the Draft Variation.

Conclusion

The Woden Town Centre Master Plan (completed in 2016) was a public process to identify the challenges, opportunities and future needs of the town centre.

The need for additional supermarket space outside the retail core is not identified in the master plan. DV344 however, proposes to allow a 1500 square metre supermarket on a specific block with no apparent justification. It also removes the requirement for shops on this block to be limited to convenience shopping.

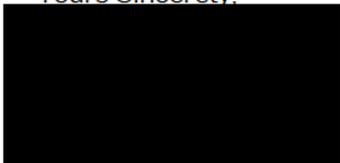
This change has been proposed with no prior public consultation. It appears to be designed to benefit a single land owner. Potential impacts on surrounding land uses have not been assessed.

Significant changes to the Territory Plan should not be supported unless they are adequately justified.

They do not inspire confidence in the independence and transparency of the ACT Planning system.

Given the lack of background, justification and impact assessment, the proposal to allow a 1500 m² supermarket on Block 13, Section 81 should be removed from this draft variation.

Yours Sincerely,



Development Executive
Scentre Group Asset and Development Management



21 April 2017

Territory Plan Comments
Environment, Planning & Sustainable Development Directorate
GPO Box 158
Canberra ACT 2601

terrplan@act.gov.au

Submission: Draft Variation 344 Woden Town Centre (DV344)

This response to the Territory Plan Draft Variation (DV344) for the Woden Town Centre is submitted on behalf of Zapari Property Bowes Street Pty Ltd (Zapari Group), being the current Lessees of Block 5 Section 35 in Phillip.

We commend the rezoning and merit track provision alterations, adjusting land usage within the Town Centre to more accurately reflect the current developments and centre's character. The retention and promotion of active travel routes within the DV344, with particular note of the rezoning of the open shared path along Athllon Drive and Swinger Hill, are equally supported. Improved connectivity, access and usage are crucial to improve the character and vibrancy of the Woden Town Centre.

The Territory Plan Strategic Goals call for centres to be vibrant "places of social, cultural and business exchange". The Woden Town Centre currently lacks vibrancy due to a lack of activity, services and appealing built form. This lack of vibrancy is due, in part, to a lack of new development at the heart of the Woden Town Centre. With strategic modern development, the centre is perfectly located to become an attractive, lively centre. The 2015 *Woden Town Centre Master Plan* acknowledges that there is a "lack of activity facing onto the streets" and calls for "residential development in the central areas [which] will ensure the precinct can continue to provide important trade services".

As DV344 currently stands, growth within the Town Centre will be stunted due to current restrictions placed on CZ1 and CZ2 areas. The Woden Town Centre is in need of a wave of development to catalyse renewed vibrancy and activity to the area. Due to restrictions on residential use within CZ3 in the Phillip Service Trades Area, residential dwellings must be promoted within the CZ1 and CZ2 areas within the Woden Town Centre if this is to be achieved. As such new high density residential development within the centre is crucial for site activation and to align with the priorities of the Statement of Planning Intent (release by Minister Gentleman in 2015), namely priorities A, B and C.

- a) Creating sustainable, compact and liveable neighbourhoods with better transport choices
- b) Delivering high quality public spaces and streets through placemaking
- c) Delivering an outcome-focused planning system to reward design excellence and innovation

It is upon this basis that we wish to provide views regarding the following issues:

- Building heights
- Consideration of marker buildings
- Transport-Oriented-Development (TOD)
- Built form

Further details are provided in the following sections:

Building Height Restrictions

As DV344 currently stands, the building height restrictions do not provide maximum outcomes for the Town Centre. This issue is three-fold, firstly on a macro scale the alignment of the various building height zones do not lend to an even transition for the cityscape through jumps in height restrictions between building height zones. This combined with a number of marker buildings either already developed, or earmarked for development around the periphery of the centre are a missed opportunity to create a coherent, iconic cityscape as Canberrans look to the Woden Valley from all nearby suburbs.

Secondly, at street level lower lying buildings for area c abutting area 'a' lends to construction of bulky buildings constructed to meet yield and density needs reducing the sustainability and vitality at the heart of the centre. This may lead to a diminished outcome regarding density proximate to the Woden transport hub. Bulky, box-like buildings also provide limited amenity opportunities as developers are constrained in what they can achieve to meet economic viability for their respective developments.

Lastly, bulky, box-like buildings provide reduced opportunity for sustainability measures for passive solar, communal green spaces and site servicing in comparison to elegant, thin, architecturally designed developments which can achieve similar yields whilst freeing up open space to cater for amenity integrated into the built-form and surrounds at ground level.

To fulfil the centre's potential, the northern part of area 'c' between Launceston Street and Bradley Street, in line with Lovett Tower, should be rezoned to area 'a' (see red section in Figure 1 below). This would not only allow for a larger centre promoting greater activity and vibrancy, but will also help to integrate the Woden Bus Interchange into the Town Centre and herewith encourage and enable increased public transport usage and active travel modes. Woden also stands to potentially gain the benefit of light rail in years to come. The viability of the Town Centre, and the development density required to support that public transit network, will be critical to the overall success of the significant investment made by the ACT Government. This current planning process is a crucial opportunity to do so. Appropriate rezoning would also provide a more balanced appearance of the centre, with a clear built form transition on both sides of the Town Centre from 16 to 24 storeys.

Further, the allowance for taller, more slender towers will improve outcomes for residents within these buildings as there is greater scope for amenity at ground level and integrated throughout the building whilst achieving the same density outcomes at the heart of the Woden Town Centre.

Figure 1: Building Heights Zones

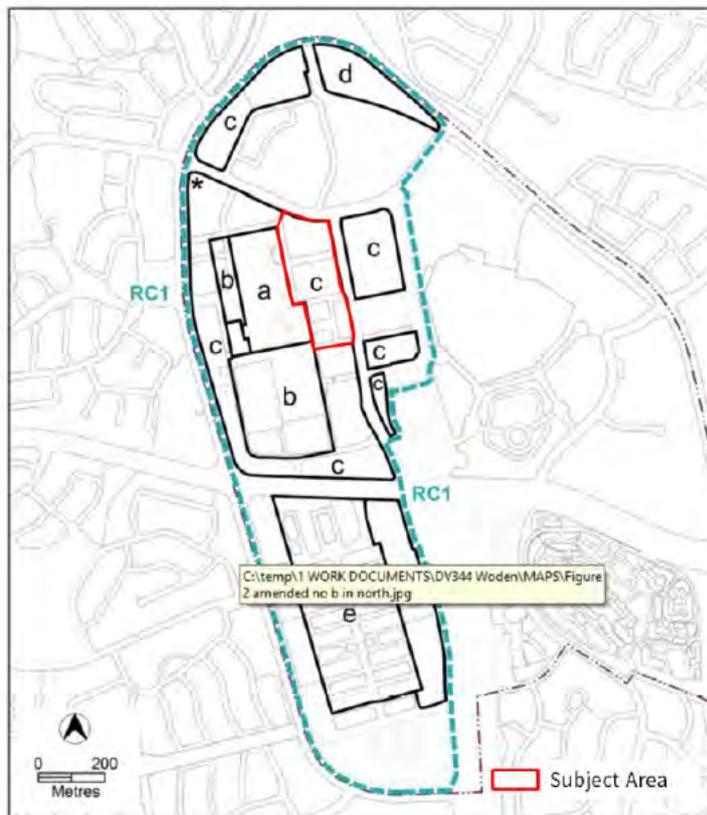


Figure 2 Building heights and marker buildings

Amendments to building height limitations within the area indicated would also make development within the Town Centre more viable for developers. If strict height limitations are placed on sites, developers will be inclined to build more bulky developments to achieve sufficient yields. Rather, more slender, taller developments should be encouraged, as these would enhance the centre’s built form. In order to manage such development challenges, the development rules regarding building heights (such as R41) should be accompanied by criteria, to ensure that there is appropriate dialogue between government agencies and developers to ensure innovative, appropriate developments are added to the Town Centre. This criteria could be framed with high quality, contemporary designed buildings which will contribute and not detract from the town centre aligning with priority A and C of the *Statement of Planning Intent*.

Marker Buildings

DV344 suggests the potential for Section 81 to house a Marker Building up to RL670AHD, equating to a building approximately 82m high. This building’s location is inappropriate as a marker building for the Woden Town Centre. It would disrupt the Woden cityscape and provide a concave effect to the building heights to the Town Centre, which is not considered desirable and does not align with creating a high visible heart to Woden.

Particular consideration must be given to this cityscape, as the Town Centre is located within a valley and a poorly located marker building would impact many Woden Valley residents.

It is also questioned as to what such a development is pinpointing as part of its marker building function. Marker buildings are ideal for highlighting the heart of a Town Centre or key point of interest, or to act as a gateway building at the entrance to a centre. The latter purpose is already fulfilled through the residential development, *Sky Plaza*, located on the corner of Callam Street and Hindmarsh Drive. It would therefore be preferable to place further marker buildings within the centre to bring activity and focus to the Town Centre Square and key office district.

Further to the above, the location of large populations of residents on the periphery of the town centre, as opposed to promoting a more central population increase to the heart of the centre will run the risk of a large population of high density residents too far removed from the town centre to engage with it. Density on the periphery runs the risk of residences 'turning their back' on the centre as opposed to integrating and coalescing with it. We reiterate that an increase to the population at the heart of the centre, close to services and transport nodes is fundamental to the realisation of a vibrant Woden Town Centre better aligning with the 2015 statement of planning intent.

Transport-Oriented-Development (TOD)

DV344 acknowledges the importance of development in close proximity by "introducing an allowance for proposed development within selected area to increase building heights up to an additional four storeys provided building hierarchy is maintained and development is close to transport stops". However despite this acknowledgement, the draft variation does not provide a framework to attract Transport-Oriented Developments (TOD) into the centre.

There is the opportunity to promote TOD principles generally and to target Sections 35, 7 and 8 specifically to align these areas with TOD principles given their close proximity to the Woden Transport Hub. This would allow development of a more sustainable, active travel focussed precinct not yet seen in Canberra which directly aligns with the planning priority of "creating sustainable, compact and liveable neighbourhoods with better transport choices". Rather than taking the transport services to the people, this approach brings the people to the transport services.

Integrating such TOD principles into the Territory Plan would be an ideal opportunity to integrate principles from the recent TCCS Active Travel Facilities Design Guide, promoting active travel modes and integrating well both with the existing ACTION bus network and the future Light Rail for the Woden Town Centre.

Built Form

Finally, DV344 places focus on built form at a pedestrian level, providing "interest in the built form, and enhanc[ing] the public realm adjoining buildings through active commercial frontage requirements as well as the requirements for awnings or colonnades along main pedestrian routes. DV344 also ensures landscaped areas and parks are provided as part of selected developments". This approach is commended as it will contribute positively to the pedestrian experience for visitors and residents of the centre.

The Draft Variation, however, does not address the desired quality of built form sufficiently. Due to its compact nature the Woden Town Centre has the potential to transform itself into one of Canberra's most attractive centres, boasting architecturally interesting, sleek, contemporary, high quality developments. It is important to ensure that future developments do not become an eye sore within the Valley, but rather complement the centre, creating an iconic sense of place for decades to come.

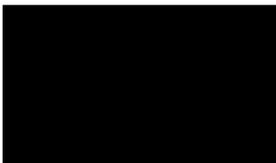
Conclusion

We support the general intent of DV344 and applaud the scope of the endeavour. We provide the following recommendations:

- Building height zones should allow for a greater transition from area a to area c on the western side. This will contribute to greater density above the transport hub, a more coherent city scape and will promote better architecturally designed built forms for the area.
- Reconsideration of the marker building concept. The current arrangement does not allow for marker buildings on top of key points at the heart of the centre, namely the Woden Bus interchange which has the potential to be an active and vital component of the Woden Town Centre.
- We recommend that DV344 identifies further key criteria promoting well thought out, high quality built-form to boost the sense of place for the Woden Town Centre.
- DV344 should promote TOD principles in light of the sites proximity to the Woden Transport Hub and future light rail terminal.

We appreciate the opportunity to present you with our position on the redevelopment of Woden Town Centre, and again iterate our commendation that this important discussion is being had now. There has been a notable amount of new Crown Lessees purchasing into the Town Centre since the *Woden Town Centre Master Plan* and as such, these parties have not necessarily had the opportunity to engage on the importance of re-development of existing Blocks. This therefore is a critical time for us to discuss with you our vision for the Woden Town Centre and how we may contribute to it. We'd welcome the chance to talk with you at further length.

Best,



CEO

24 April 2017

Director-General
Environment Planning and Sustainable
Development Directorate
ACT Government,
GPO Box 158,
Canberra, ACT, 2601



Australian Institute of Architects

Dear Mr Ponton

Re: Woden and Mawson Master Plans

The ACT Chapter of Australia Institute of Architects (the Institute) writes to provide in-principle support to the current Woden and Mawson Master Plans.

The Town Centre of Woden and the Group Centre of Mawson are closely connected and their future growth and development are closely linked. Their shared futures should look to meet the challenges of population growth, employment growth and climate change, at both a local community scale and broader city scale. The Institute believes that both Master Plans provide a sound direction and will assist in meeting these challenges. Nevertheless, we wish to make some observations and suggestions, as follows:

Canberra Hospital

Woden and, through proximity, Mawson, have been detrimentally affected by the Federal Government's decisions to relocate departments, but the introduction of ACT Government Health employees into the Town Centre is considered a welcome stimulant. It is logical to locate this department close to the city's major hospital, and therefore the Institute suggests that the hospital campus should also be defined as being part of Woden Town Centre. Further comments about the Hospital are made below about Light Rail.

Light Rail

The Master Plan proposes the route of the future light rail to proceed along Callum Street and then up Athlon Dr to Mawson, and eventually over the hill into Tuggeranong. The Institute believes that a Stage 2 of the Light Rail should include improved connections to the Canberra Hospital. The health campus' role will continue to expand, demanding better connectivity to not only Woden, but the whole of Canberra. To avoid an excessive amount of parking and traffic congestion, the Canberra Hospital requires better and more direct services by means of efficient and sustainable public transport.

The Institute would like to propose that the tram route should proceed along Yamba Drive and provide a stop at the western side of the Hospital Campus. The route could then join Hindmarsh Drive, possibly via the current CIT campus. A stop nearby the current Fire Station on Hindmarsh Drive would provide a more central node between the Town Centre and the Phillip services and trades precinct. We believe this would stimulate future developments within this important extension of the Town Centre. The route could then proceed south onto Melrose Drive, connect onto Athlon Drive and proceed towards Mawson.

We acknowledge that Hindmarsh Drive, where it crosses east/west through the middle of Woden, is an important transport corridor for vehicular traffic through Woden Valley. However, as a result it is a very unattractive barrier and heat sink, being of six lanes of bitumen with a wide gravel median strip and small trees struggling to grow on the side verges. Adding a light rail route and major stop, of a quality designed building and with landscaping, would be a trigger to enhance this dismal space. We argue that this corridor should receive the same level of treatment afforded to Northbourne Avenue and include pedestrian friendly environments with cooling vegetation, including tall trees.

Marker Buildings

The marker buildings as shown in the Master Plans are supported by the Institute. Both Centre's and their connector, Athlon Drive, are situated in a low point of the Woden Valley where there is little natural topographical beauty, except a lowly flowing creek. To add scale, proportion, and texture, we believe the introduction of mixed use buildings of high quality design will certainly enhance, link and identify both Centre's. To support the local industry, the Institute suggests that it be mandated that these buildings be designed by local architects and engineers and constructed by local construction companies.

Community Facilities

In comparison to other districts and their Town Centre's in the ACT, community focus has, in the past, not been strongly supported within Woden. A vibrancy and purpose could be reintroduced into the Valley by the future provision of more facilities that could include an art gallery, community hall, better-defined market precinct, and more family focused public facilities.

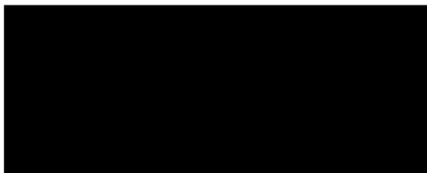
Open Spaces

Public open spaces that are well located, designed and well maintained can form a vital component of the improved Woden and Mawson Centre's.

As commented above, Woden Valley has limited natural features, except for its creeks. Yarralumla Creek has the potential to include an ecological wetland precinct, and the Valley could benefit from more identifiable and easy to use pedestrian connections between both Centre's and other open spaces such as Eddison Park. These inclusions will attract residents, and provide much needed environments for workers and visitors.

The Institute appreciates the opportunity provided by the ACT Environment and Sustainable Development Directorate to review and comment on the Woden and Mawson Master Plans, and would be willing to participate in future consultation processes.

Yours sincerely



ACT Chapter President
Australia Institute of Architects

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: Woden Master Plan 3.5.2
Date: Thursday, 27 April 2017 8:14:38 PM

I would like to comment on the Woden master Plan.

3.5.2 talks about encouraging active travel, specifically cycling and walking.

As a resident of Sorell apartments (corner Melrose Drive and Launceston St) I like to walk or cycle to Woden to do shopping, and to get around to places such as the farmers market, the southern cross gym, Phillip retail centre and canberra hospital.

It's great to have cycle paths along Melrose Drive and the underpass to the western side of the shops.

However I find it very difficult to navigate around the Woden precinct on my bike.

Neither the roads nor the footpaths are well designed for riding my bike. There are steps between the bus depot and the western plaza. I would like to see a cycle route around the shops, through to Phillip, and clearly marked east to the apartment precinct and canberra hospital.

I would also like to see the bike route from the city via Curtin, with a route towards Canberra College from Woden.

If we are to really make Woden an attractive area for the growing number of apartment dwellers we need to encourage interaction with the plaza and surrounds, and lead cyclists and pedestrians into the vicinity. Not trap them in a route around, unable to find a clear way into Woden and its attractions.

Thanks for the opportunity to comment, and I look forward to seeing a more approachable Woden Shopping Centre.

Yours sincerely

[REDACTED]

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Terrplan](#)
Subject: Woden town plan
Date: Tuesday, 9 May 2017 7:44:57 PM

Hi there,

I was browsing this page on the yoursay website:
<https://www.yoursay.act.gov.au/woden-mawson-and-athllon-drive>

I wanted to make an important comment about this paragraph:

'Among other things, the zone changes will allow more residences to be built, including medium and high density housing that gives residents more housing choice and will meet the needs of older people wishing to downsize but remain in their area and young people seeking an urban lifestyle.'

The reason that young people live in apartments is because they can't afford houses. If someone wishes to live an 'urban lifestyle' by being close to a town centre, but those areas are low density housing, they will have to pay a lot more to live there, either to rent or own. Nearly everyone wants to live an urban lifestyle - that's why prices are so much higher closer to town centres and in cities. But young people can't afford to live in houses, and will accept cheaper apartments.

The housing affordability crisis is not the result of young people's 'lifestyle choice'. It's a result of intergenerational theft.

I would suggest changing the language on the website to read as: 'providing more affordable housing options within a reasonable distance of the town centre for people who are priced out of low density housing, such as young people or pensioners.'

I'd also like to ask, now that I'm writing: what provisions are being made to increase the stock of public housing in this re-zoning process?

Thank you for taking my feedback on board.

Kind regards,
[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Comment on DV344 Woden Town Centre
Date: Wednesday, 10 May 2017 9:26:51 PM

Good Evening,

My family and I live in [REDACTED], Curtin and lived here for over 3 decades. I wish to comment on the draft variation 344 Woden Town Centre plan. I note that one of the proposed variations is:

- Areas permitting 12, 16, 24 storeys may be permitted a further increase in four storeys where the development retains building height hierarchy and is close to public transport.

Directly across Melrose Drive at [REDACTED] is the site of the Block 8 Section 24 development application 201630552 for a 16 storey (plus plant room) apartment tower. I lodged a comment on this DA objecting on the basis of it exceeding the master plan by 4 storeys. At the time I was unaware of this draft variation to increase the maximum height by up to 4 storeys. A building of up to 16 storeys further (over 12 storeys) increases the chance of:

- Increased (reflected) traffic noise from traffic travelling on Melrose Dr.;
- Up to 25% more motor vehicle traffic coming from this building;
- Even greater visual impact;
- Greater shadow thrown;
- More of a wind tunnel effect;
- Increased local population density;
- A longer period (due to 4 more storeys) of noise from the construction.

We are also concerned that the 4 storey increase in the maximum height and the impact outlined above may negatively impact our property values. It is not that we object to having high density 'housing' nearby, just that we fail to see the justification for the up to 25% height increase. Why this variation to the Woden Centre Master Plan? The only ones that we benefit will be developers and they don't have to live here and put up with the introduction large apartment towers just across the road and the negative impact on our lifestyle. It appears that local residents like us lose out on multiple counts.

Regards

[REDACTED]
[REDACTED]
[REDACTED]

17 May 2017

Territory Plan Section
Environment Planning and Sustainable Development Directorate
GPO Box 158
Canberra ACT 2601

By Email – terrplan@act.gov.au

Dear Sir/Madam

Draft Territory Plan Variation 344 – Woden Town Centre

Thank you for the opportunity to comment on DV344. Amalgamated Property Group (APG) is the Crown lessee and developer of Block 8 Section 24 Phillip ('the site'), which it acquired in 2014. Since then APG has clearly and consistently communicated its development intentions to government and the community, culminating in the lodgement of DA2016 30552. This included a representation to the 2015 Master Plan, dated 2 March 2015, and subsequent meetings and correspondence with the Planning Minister and EPSDD officials. All parties acknowledge that the site is well placed to support urban intensification, and that the delivery of a more diverse mix of housing in this location will support the Woden Town Centre. The community's acceptance of APG's proposal is evidenced by the very limited number of representations received to DA2016 30552.

DV344 has had an overly long gestation, which can be traced back to the incomplete implementation of the 2004 Master Plan. Both the 2004 and 2015 Woden Master Plans were informed by extensive community engagement over a period of years, and DV344 is representative of the 2015 Woden Master Plan. APG objects to attempts to reopen key elements of the 2015 Master Plan through DV344, as evidenced by ACT Government straw polls¹. Such tinkering exacerbates ongoing uncertainty, which could have been avoided had the Master Plan been swiftly implemented following its adoption. The extension of the public notification period combined with the potential for DV344 to be referred to the Legislative Assembly's Planning Committee will extend the process further. A referral to the Planning Committee would conceivably delay the adoption of DV344 until early 2018, four years from the release of the initial discussion paper informing the 2015 Master Plan.

APG's ability to progress development on the site has been demonstrably delayed by Master Plan and Territory Plan variation processes to date. APG has worked with the ACT Government in good faith, and has delivered a proposal which will raise the standard of urban design in the Woden town centre and which enjoys broad community support. Reopening development issues through DV344 not only undermines the Master Plan process and disregards prior community engagement; it will create unreasonable community expectations while undercutting business confidence in the planning process. Extending the process further is unlikely to deliver better outcomes to the Woden Town Centre, but will delay much needed investment and development.

¹ Refer to <https://www.yoursay.act.gov.au/woden-mawson-and-athllon-drive>.

APG is supportive of the ACT government's drive towards well developed, well implemented and timely planning policy. The community has expressed frustration with the time taken to date, and further delays to the adoption of DV344 are not appropriate or warranted. DV344 should be provided with all necessary resourcing to allow its speedy adoption, without further delay.

Please feel free to contact the writer should you wish to discuss.

Yours sincerely
Knight Frank Town Planning

[Redacted signature]

[Redacted name]

Director

[Redacted contact information]

Further to this, the inclusion of the additional CZ2 land will facilitate a wider range of commercial, retail and other forms of economic activity that will promote new investment and a more diversified economy for the Woden Town Centre. Increasing the CZ2 zoned precinct on this side of the Town Centre will allow access to the local population to commercial goods and services without the need to cross the structural barriers that the main road and creek line (Yarralumla Creek and Callam Street) brings. This relative isolation is ameliorated somewhat by increasing the scale of the precinct and allow a larger conglomeration of activity that support each other in this locality that is poorly connected to the Town Centre Code.

Proposed Changes to the Territory Plan Written Text/Codes- Phillip Precinct Map

DV344 proposes to refine the boundary of the RC1 Town Centre sub-precinct and to introduce the RC3 Callam Street/Athllon Drive Corridor sub-precinct over land located outside of the current commercial area.

We note that this will affect Block 17 Section 156 and the southern portions of the Woden Green Estate (namely Blocks 12, 18-19 Section 156 and Block 26 Section 158). Specifically, Block 17 will form part of the refined RC1 Town Centre area with the southern Blocks forming part of the new RC3 Callam Street/Athllon Drive Corridor.

We generally support these proposed mapping changes in the context of the provisions (rules and criteria) that will apply. The exception is the mandatory provision for no new driveways along Callam Street, which will affect Block 10 Section 156 Phillip as detailed below.

Proposed Changes to the Territory Plan - Phillip Precinct Code

In relation to the undeveloped areas of the Woden Green Estate, we generally support the proposed provisions nominating building heights of respectively 6 and 12 storeys on commercial and residentially zoned lands and the allowance for proposed developments within selected areas to increase building heights up to an additional four storeys subject to some design criteria. This represents a fantastic incentive to Hindmarsh as developer to contemplate even higher quality design outcomes to what is currently established within the Estate in return for some additional development rights.

We also support the marker building status for Section 81 and Block 19 Section 159, which will permit buildings up to RL670AHD and RL648AHD respectively. We understand that the marker buildings will need to demonstrate consistency with specific criteria, such as maintaining solar access to surrounding residential development and public spaces. Such matters will be investigated and addressed as part of future Development Applications for the development of the subject land. This provides a great opportunity to truly mark the Estate with a high-quality marker development and support the future commercial hub of this precinct. Locality and close proximity to the future (planned) light rail infrastructure and current bus interchange further supports this initiative.

We note that the maximum GFA for SHOP will still be restricted to 200m² or a scale that supports the local population and workforce of Woden Green and surrounding areas; this seems appropriate given the context of the Estate within the Town Centre.

The proposed inclusion of the opportunity to establish an anchor supermarket with a maximum GFA of 1,500m² on Block 13 Section 81 is encouraging as it will support and strengthen the viability of the smaller retail/commercial spaces within this sub-precinct (given their relative isolation from the Town Centre) and act as anchor use that underpins the rest of the retail offering in the Estate. It will also service the daily convenience needs of future residents of the Woden Green Estate as well as the surrounding areas. The provision of this supermarket will reduce the need of local residents and workers to access the main CZ1 Town Centre precinct by motor car to do weekly shopping and in doing so support unsustainable vehicle use patterns that is habitual in Canberra and add to congestion within the Town Centre.

It is not expected that the supermarket would impact the viability of the main Westfield Woden precinct, which will continue to be the main shopping and indoor leisure hub for the Town Centre and service the need of the local population for uses and services not provided within the CZ2 sub-precinct as well as the larger monthly supermarket shopping needs. A status that would be further reinforced by any future expansion of that supermarket.

Finally, we applaud the provisions aimed at encouraging high quality urban design, which responds to the pedestrian scale, provides interest in the built form and enhances the public realm adjoining buildings through active commercial frontage requirements as well as the requirements for awning and colonnades along main pedestrian routes. Such provisions will support, enhance and strengthen the viability of the Woden Town Centre and increase its amenity to residents and users/visitors.

Restriction for No New Driveways along Callam Street

Block 10 Section 156, which is currently undeveloped, is zoned CZ2 Business Zone and has a site area of circa 6,000m². It has a primary frontage to Callam street (circa 180 metres) and a secondary frontage to Wilbow Street (circa 40 metres). Block 10 is identified in the Master Plan as being within the high-rise transition area, which aims to provide a mix of uses and a high density of development at the edges of the retail core area. Within this area, building heights of 12 to 16 storeys are contemplated by the Master Plan and proposed DV244 provisions. This translates conservatively to a development opportunity of over 60,000m² of commercial and residential use at the site.

The Draft Variation to the Phillip Precinct Map and Code reflects the provisions of the Master Plan in relation to the height of buildings. In this regard, Block 10 will have substantial development opportunity, which we support. The site represents an important gateway to the Estate and urban edge to the Town Centre along Callam Street and warrants a substantial development outcome. The 2009 Estate Development Plan for the Estate (as amended) has always contemplated this site to yield a strong commercial mix-use development and in the normal way for commercial land, was afforded opportunity to have its driveway/access arrangements considered at the time when the development of the site is presented for assessment.

The Variation to the Phillip Precinct Map and Code proposes a mandatory rule (R35) whereby no new driveways are permitted along Callam Street. This rule reflects a recommended Planning Strategy under the Master Plan - *To encourage buildings that provide a positive interface with the public domain*. Specifically, the Master Plan supports restricted driveway access on Melrose Drive and Launceston, Callam and Townshend Streets. The exception is the replacement or relocation of existing driveways.

As it is currently drafted, Rule 35 will place a significant restriction on the future development opportunity for Block 10 without necessarily achieving a better traffic management outcomes and not guaranteeing the high quality public interface that the rule seeks to promote.

We therefore recommend that the Authority review Rule 35 in the context of Block 10 and consider not restricting driveway access from Callam Street at this location. The basis for this is noted as follows:

- Block 10 is a commercial block created under an Estate Development Plan (EDP) for the Woden Green Estate. Access to Block 10 was not detailed on the EDP, but was shown on the drawings prepared as part of a Development Application for a commercial development that was approved in 2010/11 (now lapsed). Those drawings included the main left in/out access to Block 10 from Callam Street as it was determined to be the only feasible option and in superior to an access arrangement on Wilbow street that would be constrained by the road geometry with the Callam Street signals, bridge lead-in and structure and police station access driveway; all providing restrictions on the opportunity to access the site from Wilbow street.

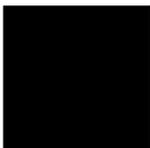
- A direct and single access arrangement to/from Wilbow Street is not considered to be feasible given the limited block frontage length (approximately only 40 metres), existing geometry of the Callam Street/Wilbow Street signalised intersection, Yarralumla Creek bridge crossing and structure and existing access arrangements to the Woden Police Station. The development potential for the site that the Developer and Territory Plan provisions contemplate will not be able to be serviced from an access along Wilbow Street alone. Enforcing the suggested Rule 35 (mandatory) will result in Block 10 being under-developed due to access constraints; an outcome that will result in a poor address to Callam Street, unfavourable urban edge treatment along the main street and Town Centre edge and development outcomes that contributes to a lesser extent to the Town Centre activity overall.
- From a traffic management perspective, it may be more feasible to investigate multiple access locations (i.e. from Wilbow Street, Callam Street and/or via an extension to Guardian Place albeit technically very difficult and cost constrained).
- As demonstrated in the Master Plan, Callam Street is to be established as a low-speed vehicular environment that provides for public transport (i.e. future rapid transit, including light rail) and private vehicles accessing the centre. Provision for an access arrangement to/from Callam Street (i.e. left-in/left-out arrangement) to Block 10 will not restrict this vision.
- DV344 proposes an active frontage to Callam Street along the northwest portion of Block 10 (i.e. from the Callam Street/Wilbow Street intersection to in-line with the southern alignment of Guardian Place). We believe that through appropriate design, a left-in/left-out access to Callam Street can be provided without affecting the ability to provide an active frontage to Callam Street whereby pedestrian amenity and safety is maximised.

We suggest that the Rule be supported by Criteria that capture the outcomes contemplated in the Master Plan being the creation of a "a positive interface with the public domain". Providing opportunity will enable the developer to explore access arrangements and design solutions to Block 10 that is not exclusive of the Master Plan objectives for the overall Callam Street public domain and precinct while affording the opportunity to have access in a carefully considered arrangement to the site and protect the development opportunity it affords.

In light of a number of ACT Government initiatives and private developments currently being constructed and/or planned, the Woden Town Centre is entering a new phase of development and urban intensification. In this regard, Canberra Town Planning applauds the Authority in its move to implement the vision and planning recommendations of the endorsed Town Centre Master Plan. As detailed above, we are generally supportive of the proposed provisions in the Draft Territory Plan Variation No. 344. However, we request that the Authority consider our concerns in relation to proposed mandatory Rule 35.

We are available at any time to progress the discussion on the matters raised above and would be happy to answer any questions that you may have. Please do not hesitate to contact me in this regard as may be required.

Yours Sincerely,



Per:



Director - Senior Town Planner

RESPONSE TO DRAFT VARIATION 344 WODEN TOWN CENTRE

emailed to terrplan@act.gov.au

Woden Community Service (WCS) is a well-established and regarded not-for-profit community organisation that has provided a wide range of services to the broader Canberra community for over 45 years. WCS's services are flexible, responsive, innovative and person-focused. The services are funded by the ACT and Australian Governments, the National Disability Insurance Agency (NDIA), Primary Health Network and fee-for-service.

WCS has been true to its mission and purpose since it was established in 1969 and incorporated in 1976. Our values of hope, community, integrity and responsiveness continue to form the cornerstone of each and every service we provide – from child care to working with seniors. We have a strong, respectful service intent that offers flexibility and choice to people across the ACT and we work with stakeholders to build a vibrant and connected community.

WCS commenced as a small volunteer collective in 1969 to assist families moving into what was a greenfield residential area. Our founders understood the importance of building strong resilient communities through the services we provide. Throughout our history we have continued to expand and develop extensive expertise in a number of key areas.

WCS is now considered a leader in its field for a range of disciplines. All areas of our organisation have been expanding rapidly over the past five years as we are recognised for the way we work individually and in partnership with government and other community partners.

The diverse suite of services WCS delivers reflects the breadth of the community we work with. WCS has three main service areas, Social Inclusion Services including ability services, Children Youth and Family Services and Mental Health and Housing Services. It has a vibrant volunteer program to support the work of the organisation and is developing a strong peer workforce in some areas, notably mental health. WCS is also a provider of National Disability Insurance Scheme (NDIS) services.

WCS employs over 300 people and engages over 100 volunteers. We provide services to more than 1000 people each day, across 11 service sites (including school where school age care and vacation care services are provided).

WCS draft variation response

WCS is submitting a response to the Draft Variation 344 to bring a focus onto the community and service needs of the Woden Valley region, particularly the lack of appropriate community facilities, such as a community centre that would enable citizens engage in the life of their community and that is accessible to the town centre.

WCS has been working with the ACT Government since 2010 on the development of a community services hub in the Woden Town Centre precinct that would provide a range of integrated services for people seeking assistance. There is a dearth of such facilities in the Woden Valley region and Weston Creek.

The community services hub seeking to account for the lack of a Child and Family Centre in this region by proposing to colocate a number of complementary services in the one building similar to the Community Links initiative in New Zealand in which a person can access one building containing a range of services that can provide a more integrated service response. It also negates the need to navigate the service system, reduces the stigma of accessing specific services and allows services to work better together to achieve better outcomes for people.

The hub would also provide space for community use - performance/gallery space, meeting rooms for community associations, a learning centre for the downsized Woden CIT, hot desks for visiting services, such as MACH nurses, counselling/professional suites for complementary services.

There has been stated commitment for the establishment of a community service hub, most recently by the Chief Minister in 2016 prior to the ACT election. Further the ACT Government has committed budget funds in 2011 and 2012 for feasibility study and draft design plans for a community service hub. While a number of sites were identified and a draft design completed there has been no further action of the development of the service hub.

WCS advocates for the development of such a hub within Draft Variation 344 as it seeks to rezone "selected areas, including parts of the open space area south of the Callam Offices to permit community facilities". While the sites for such a hub are yet to be determined the variation also recognizes "the existing planning requirements for community facilities to be provided within the centre, and proposes additional community facility land for future facilities."

One of the reasons for the proposed draft variation: "permit the development of additional community facilities close to the town centre". WCS fully supports this statement

as a community services hub needs to be easily accessible for people reliant on regular public transport.

The rezoning of land also supports the request for a purpose built community service hub to meet the varied needs of users rather than a repurposed building. However, there have been discussions regarding the repurposing of Callam Offices, to include a community services hub, 120 place child care centre and residential accommodation.

This approach, while not confined to the use of a repurposed building – it could be a purpose built structure - would also allow for the provision of affordable housing in the same building. This was one of the proposed designs for the use of Section 80 (south of Callam Offices).

Please find attached a brief prepared for the ACT Government in 2011 pertaining to a community service hub which was accepted by government as the basis of their allocation of funds within the budget to progress this initiative.

Nothing has progressed since that time (that is readily available to community members).

WCS supports the draft variation as it pertains to the provision of community facilities, in this case a community service hub that provides a client facing service environment, office accommodation for WCS staff, private consulting rooms for WCS staff and clients, meeting rooms, a child care centre, office accommodation for allied services and visiting services in the provision of Child and Family Centre type services, and other services not available in the Woden and Weston Creek regions.

Further the service hub would also provide community performance and community facilities, association offices and meeting rooms and potentially affording housing atop such a hub, if zoning of appropriate land is undertaken.

Woden Community Service Accommodation: Scoping Study Budget Initiative

Woden Community Service (WCS) is seeking ACT Government consideration of new premises to accommodate the ever expanding range of programs that it delivers to the Woden Valley, the southside of Canberra and more recently the whole of the ACT. The Community Services Directorate has proposed a scoping study for WCS's future accommodation requirements as one of 12 Budget initiatives they have proposed for the 2012 – 2013 ACT Budget.

Background

In discussions with the Directorate they have made it clear that there must be value for the ACT Government in any consideration of such a capital expense. Serious social problems are multi-faceted, cumulative and interlinked and need to be addressed in ways that cross jurisdictional and sector boundaries. However, collaborative models within state jurisdictions are only emerging in Australia and are even scarcer across Commonwealth and State jurisdictions.

Service Delivery Model

WCS has been considering a range of service options over the past few years, informed by the Community Links model in New Zealand in which the Ministry of Social Development invites community organisations to share office space with their service outlets to provide wraparound services to "shared service users". The opportunities for joint service arrangements with those service users lead to improved outcomes for people as they can assist providers to better plan interventions with people without the need to attend another agency, reduces the need to repeat information to access a service and reduces the risk of falling between services.

WCS has developed a service delivery model that is founded on co-location and collaborative practice through the notion of a service Hub where a number of services reside and where other services have the capacity to provide a drop in service on a regular basis each week. The services initially will be complimentary services – those in which service users are engaged or would benefit from engagement, such as a mental health day activity program or a child and family centre staff member providing specialised services not current provided in the Woden Valley.

This approach captures one of the Community Service Directorate's Priority Actions from their draft 2012 Strategic Plan: "*Enhance service provision: streamline access, join up delivery and expand innovation*" ; and its vision: *Participation – All Canberrans reach their potential, make a contribution and share the benefits of our community.*

Shared Services

The other benefits to such an approach are shared service arrangements in which a number of services share infrastructure costs, such as reception and ICT, which will reduce the duplication of these functions across service outlets. There are currently three organisations (including WCS) who are interested in co-locating their services and administrative functions – a regional community service, a child and family service and a drug and alcohol service.

WCS is a partner in the Disability Information Services Hub with Disability ACT, Belconnen Community Service and the House With No Steps, a co-location initiative which provides opportunities of developing a service continuum for people accessing a service. This approach operates on the same principles – shared infrastructure costs, shared governance and a government/community sector service interface. There are obvious efficiency and effectiveness benefits from such a model. This experience will inform the development of our service approach in Woden.

Participation

Community organisations provide the framework and the infrastructure to form and support a variety of social networks as well as to facilitate active participation of individuals in their communities. Active participation among citizens is created and sustained by building relationships among individuals, as well as linking individuals to institutions. Through this role, community organisations contribute to a healthy and vibrant civil society. In turn, a healthy and vibrant civil society results in a strong and sustainable business sector (Loza, 2004).

Further there is a dearth of appropriate community facilities in the Woden area that provide the citizenry with the opportunity to more fully engage in the life of the community or the resources available to engage in this life – include community meeting rooms, creational and cultural spaces and an appropriately equipped function centre.

Woden Community Service is in an excellent position to expand, develop, maintain and provide a variety of social networks through the diversity of programs already on offer and the subsequent existing external alliances with other agencies and service providers.

Establishing a continuing dialogue with all stakeholders but foremost with the immediate community in the Woden Valley has led to partnerships between corporate and community sectors as well as government which are inclusive, ethical, stable, equitable and socially and environmentally accountable.

Collaboration

The responsibility of providing effective service delivery with desirable outcomes does not rest with a single agency but should be shared between families and communities, and government and non-government agents at different levels of the so-called 'pyramid' of prevention (The Allen Consulting Group, 2009). Political support, legislation and public mandate, although important, are not enough to embed collaborative approaches. It is also essential that government is able to show that the 'new' approach (collaboration) is worthwhile. There must be a reason to do it and a claim about the way in which the world is better because of it.

An 'integrating system' not only involves high level collaborative arrangements between services; but is also a system open to forming strong alliances with other community groups such as schools, churches, clubs, playgroups and so on. It also recognises that the service users themselves are essential partners in any effective collaboration.

From: [REDACTED]
To: [Terrplan](#)
Subject: Comments on Territory Plan draft variations 344 - Woden and 345 – Mawson
Date: Monday, 29 May 2017 1:40:37 PM

Comments on Territory Plan draft variations 344 - Woden and 345 – Mawson

This plan and the associated master plan should be abandoned.

The plans fail to take any note of the technologies which will shape the future of this city – the internet and the driverless vehicle.

Commerce and the information based industries will continue to be changed radically by the fibre-optic based internet.

Office work for Canberra’s main employers will be distributed widely so that the local centres will become the focus and the town centre will continue to demise as a centre for government and commerce.

Also, heed the advice of the chairmen of Austroads and the National Transport Commission in the release of their document *Guidelines for Trials of Automated Vehicles in Australia*. They state: “Automated vehicles are set to fundamentally change the way we look at transport and our society at large”.

Yours faithfully

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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25 May 2017

Territory Plan Comments

EPSDD

GPO Box 158

Canberra, ACT 2601

Dear Sir/Madam:

Commentary on Draft Territory Plan Variation No. 344 and Woden Town Centre Master Plan 2015

Thank you for the opportunity to provide commentary in relation to Draft Territory Plan Variation No. 344 (**DV344**). The Cromwell Property Group are the lessee of Block 6 Section 8 Phillip (Lovett Tower) and Block 54 Section 8 Phillip (Borrowdale House). These properties are located at the centre of the Woden Town Centre, fronting onto the central square and are important building elements in the urban fabric.

Lovett Tower was completed in 1973 and at 24 storeys (93m high), it is the tallest building in the Woden Town Centre and the tallest commercial building in Canberra. Borrowdale House was subject to a recent Development Approval that comprises a five (5) storey carpark with an active ground floor. This site is also subject to an approved DA that provides for residential development of up to 22 storeys, although at the time of writing the DA approved works have not commenced. The development assessment of the multistorey carpark included a requirement placed upon the proponent to demonstrate how the building could be augmented should further development in the airspace above the proposed structure be contemplated at any time in the future. It was demonstrated in the DA that it would be possible to build a substantial building (residential and/or commercial) above the carpark structure, if or when of interest in the future. The proposal also carefully considered the public spaces around Borrowdale House, being Block 86 Section 8 Phillip, and the Woden Town Square.

We understand the relative importance of our sites in the Town Centre and confirm our commitment to supporting the Town Centre in activity and renewal. In light of this interest and our investment in the Town Centre, we have kept a close eye on the finalisation of the Woden Town Centre Master Plan (now endorsed by the Act Legislative Assembly) and associated Territory Plan Variation.

DV344 seeks to implement the objectives and strategic planning outcomes detailed in the endorsed Woden Town Centre Master Plan 2015. We note that the Variation is on public exhibition until 2 June 2017 and we welcome the opportunity to provide commentary in relation to the Variation in the context of our land holdings.

Master Plan Considerations and context.

The Master Plan acknowledges that Lovett Tower is the most identifiable building in Woden. The building a significant feature in the Town Centre skyline and is visible from many vantage points within the Woden Valley as well as from a broader urban context from locations around the Canberra region.

The Master Plan promotes high-rise development within the Town Centre and supports the notion of marker buildings at key localities in the Centre, provided such buildings are of appropriate scale and do not dominate the public realm and public spaces. The preservation of solar access into public spaces such as the Town Square adjacent to our land holdings is highlighted in the Master Plan as being of particular importance.

The Master Plan includes specific building height limits within strategic character precincts, which provides progressive setback controls effective at specific building heights, building massing and façade interpretation conditions, and other design specific controls to promote good design and urban form outcomes- development outcomes that the Plan considers valuable and desirable.

Where proposed buildings front onto public areas (including the Town Square and main pedestrian walkways), the Master Plan recommended that active uses and frontages be incorporated and surveillance opportunities be encouraged. The design of tower buildings should seek to limit floor plate sizes to reduce the bulk and scale of the development, allow for good solar access into public spaces and streets, and foster good design and elegance in scale. The Master Plan states that this consideration is particularly important for development on the northern side of the Town Square.

The Cromwell landholdings are located at the "pedestrianised heart" of the Town Centre as per the active travel network consideration. The sites are adjacent to a key walkway that is identified as a main connector of the public domain network. Again, the Master Plan details the importance of these sites by expressing the need for built form controls where development interfaces with the pedestrian/public domain.

Cromwell support the Master Plan intent and understand that the Draft Variation seeks to uplift a policy framework into the Territory Plan Precinct Code that will underpin the important precinct development and other outcomes as set out in the Plan. We urge the planning authority to take due care in the formulation of the planning controls that will set the future context for development of the Centre, and specifically the important landholdings that we currently lease. We provide a specific consideration of key controls proposed in the Proposed Variation below.

Proposed Changes to the Territory Plan Map

The DV344 proposal appropriately retains the Cromwell landholdings under the CZ1 land zoning. Proposed height limits are suggested to be controlled by rule to 24 storeys (area 'a') with potential for a further 4 storeys to be considered on merit, based on built form criteria that relate to the Town Centre and public transport integration contexts. We strongly support this development initiative.

We note that taller development will be subject to a substantial number of other merit based planning controls that include consideration of matters such as:

- Physical and visual assessment of proposal impacts (Town Centre skyline including),
- Consideration of key view corridors and landscape/ Town Centre character,
- Local context consideration,
- Response to environmental impact both onsite and adjoining land,
- Retention of reasonable SOLAR ACCESS to the Town Square.
- **Progressive setback** provisions that increase as the height of proposed buildings increases, and
- The architectural design character of buildings taller than 10 storeys,

We generally support the planning policy outcomes that are put forward; especially where it is set to promote balanced development outcomes with high quality design and good public space interface and amenity being supported.

We would like to ask that the authority give due consideration to providing robust opportunities that provide flexibility in the merit based assessment considerations (criteria) that can support future innovation and good design outcomes. By way of example, we offer some massing analysis prepared by PVH Architects (Attachment 1) that indicates a notional building mass of circa 24 - 28 storeys on Block 54 Section 8 Phillip. The massing represents a building height of around 85 metres – a height that is lower than the current Lovett Tower built form.

The massing study suggests a compliant setback progression from the interleading public walkway between Lovett Tower and Block 54, and presents a strong façade to the Town Square with no setback. *Note that this massing should not be read as a building design – it has been drawn to demonstrate shadow analysis for the site.*

The analysis demonstrates that the shadow impact from the suggested massing at the winter solstice will impact on less than 50 per cent of the Town Square until after 3pm. It may well be considered that such a shadow cast would meet the proposed Criteria 16 control that seeks to allow reasonable solar access to this space.

By forcing a specific setback outcome as set at Rule/Criteria 19 with consideration only to a “*minor departure from the rule compliant setback*” based on merit, we suggest the rule may well limit the design opportunities and development outcomes that a designer/proponent/architect could conceive in the future.

To explain this more clearly, we offer the Central Park (Sydney) development as an example where lateral thinking and innovative design resulted in a high quality and amenity outcome that support the development outcomes sought in that place. This was partly achieved by way of innovation and unconventional building configuration and massing.



Heliostat at One Central Park (Sydney)

Central Park comprises partly of an ensemble of tower structures around a high quality public park that at the heart of the precinct creates a lavish and tranquil meeting place including amenities such as grassed areas, native plantings, al fresco dining, open air cinema, occasional market space and outdoor games such as chess.

Included in this precinct is **One Central Park**. This development includes a cantilevered heliostat (active mirror array) that casts sunlight onto a lower retail precinct and provide solar amenity to that space. This structure also doubles as a projection screen for the night time display of digital art.

In this example, the use of technology and innovation provided a high quality development outcome that could not be achieved through conventional setback and massing controls. It is imperative that flexibility is provided to allow developers and designers ample opportunity to imagine the future spaces and places in our city, and utilise all available tools to their disposal to create exemplar outcomes.

We feel that instances where rules are set as either mandatory (without a clear narrative to what outcome is to be protected); and where associated criteria are described to only permit a narrow interpretation that refers back to the associated rule, the criteria does not adequately allow for innovation and unconventional design solutions to be explored.

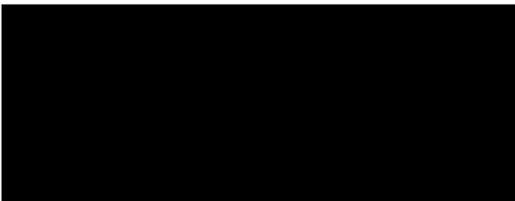
We suggest that the authority consider this carefully, and clearly define the design, impact and outcome of interest that is to be achieved in the Town Centre. Further, we suggest the authority seek to implement controls that foster these outcomes without potentially stifling unconventional design interpretation, ideas or technology; rather than controls that merely refer to the rule as a yardstick as to what may be imagined or proposed as development outcomes in the future.

We look forward to progressing the development of our landholdings in the context of the Master Plan and proposed Variation framework.

We are however available at any time for discussion on the matters raised if needed, and would be happy to answer any questions that you may have. Please do not hesitate to contact me in this regard.

Yours faithfully

CROMWELL OPERATIONS PTY LTD



Head of Development & Sustainability – Property Services

Phone:

Email:



Attachment 1: Block 54 Section 8 Phillip Solar Analysis (PVH)

- DA-021 SHADOW STUDY
- DA-022 WODEN SQUARE SHADOW STUDY - 3D
- DA-023 SETBACKS & HEIGHTS



WINTER SOLSTICE - 8AM



WINTER SOLSTICE - 9AM



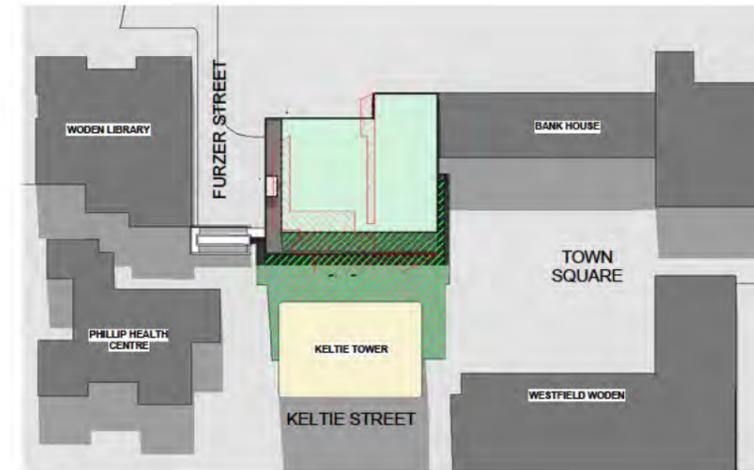
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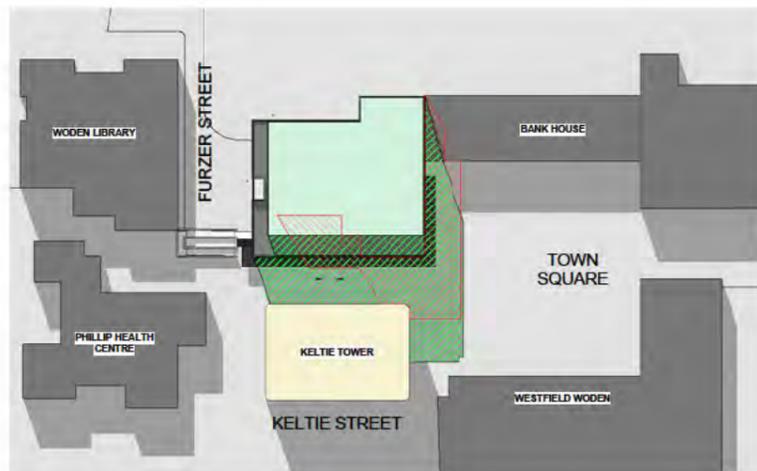
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WINTER SOLSTICE - 12PM



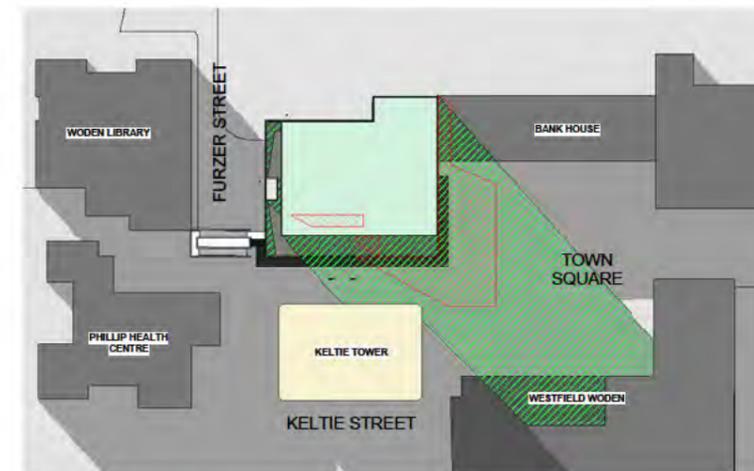
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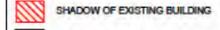
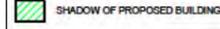


WINTER SOLSTICE - 3PM



WINTER SOLSTICE - 4PM

LEGEND

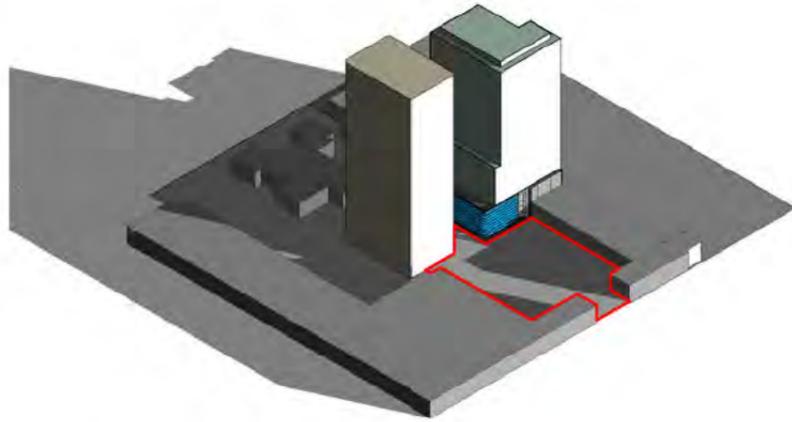
-  SHADOW OF EXISTING BUILDING
-  SHADOW OF PROPOSED BUILDING

DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION

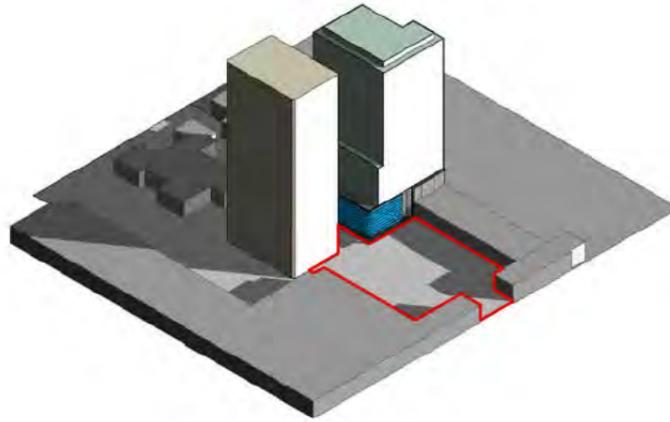


project 4349 date
drawing DA-021 revision C

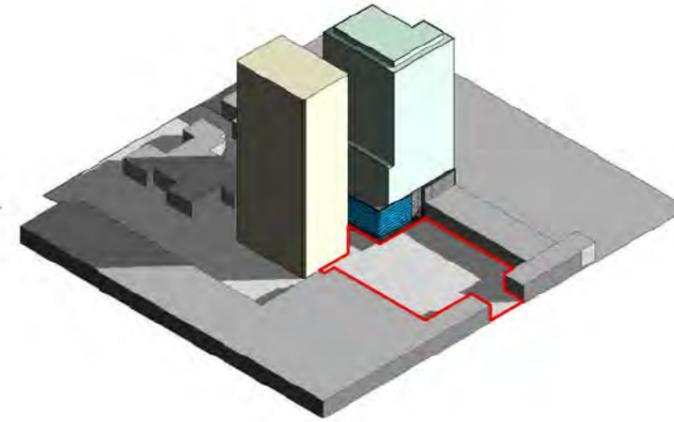




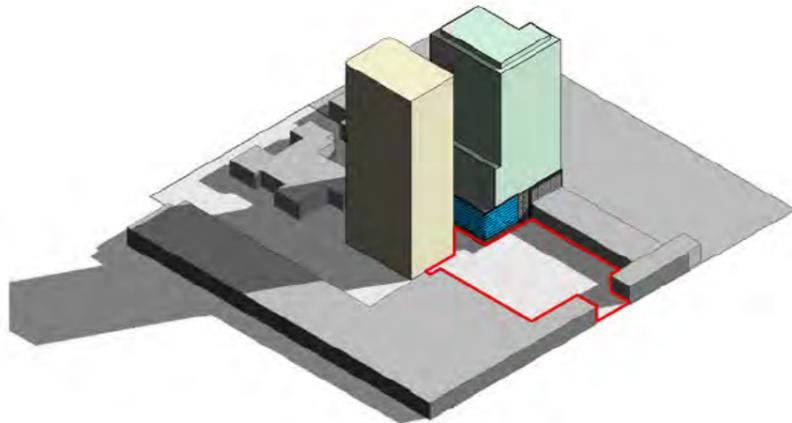
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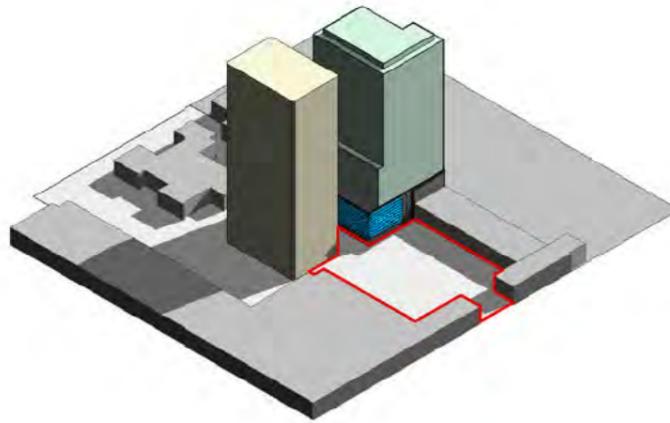
WINTER SOLSTICE - 9AM



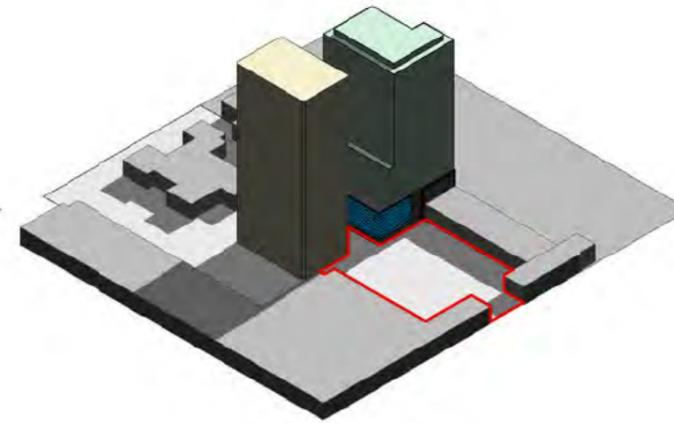
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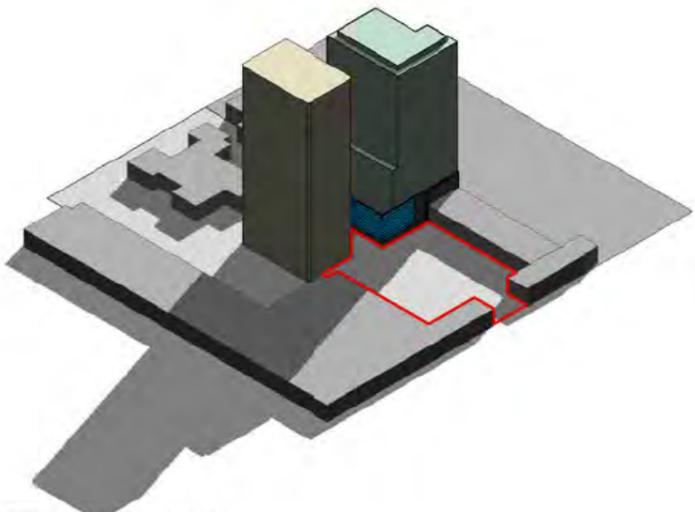
WINTER SOLSTICE - 11AM



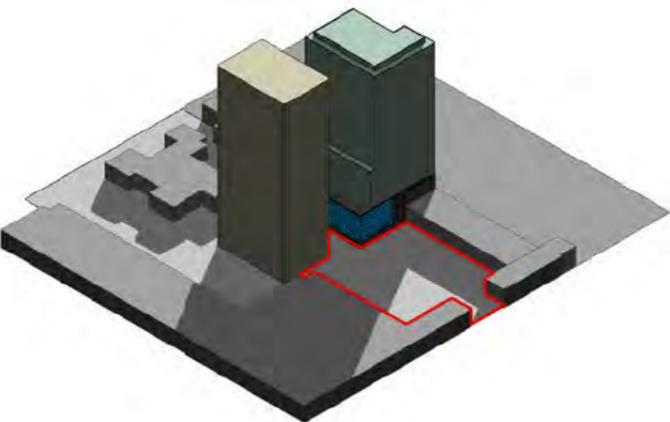
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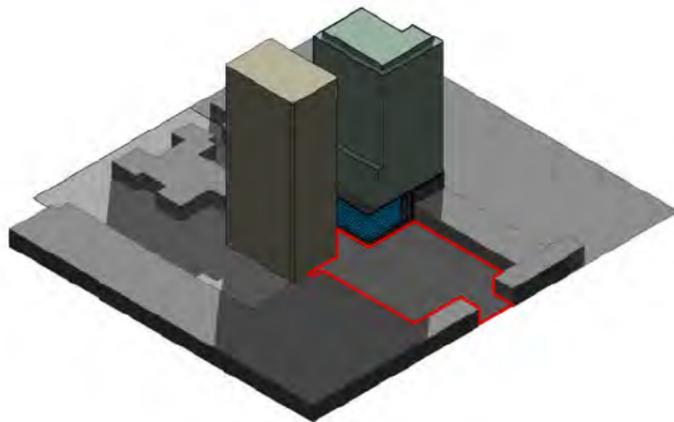
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WINTER SOLSTICE - 2PM



WINTER SOLSTICE - 3PM



WINTER SOLSTICE - 4PM

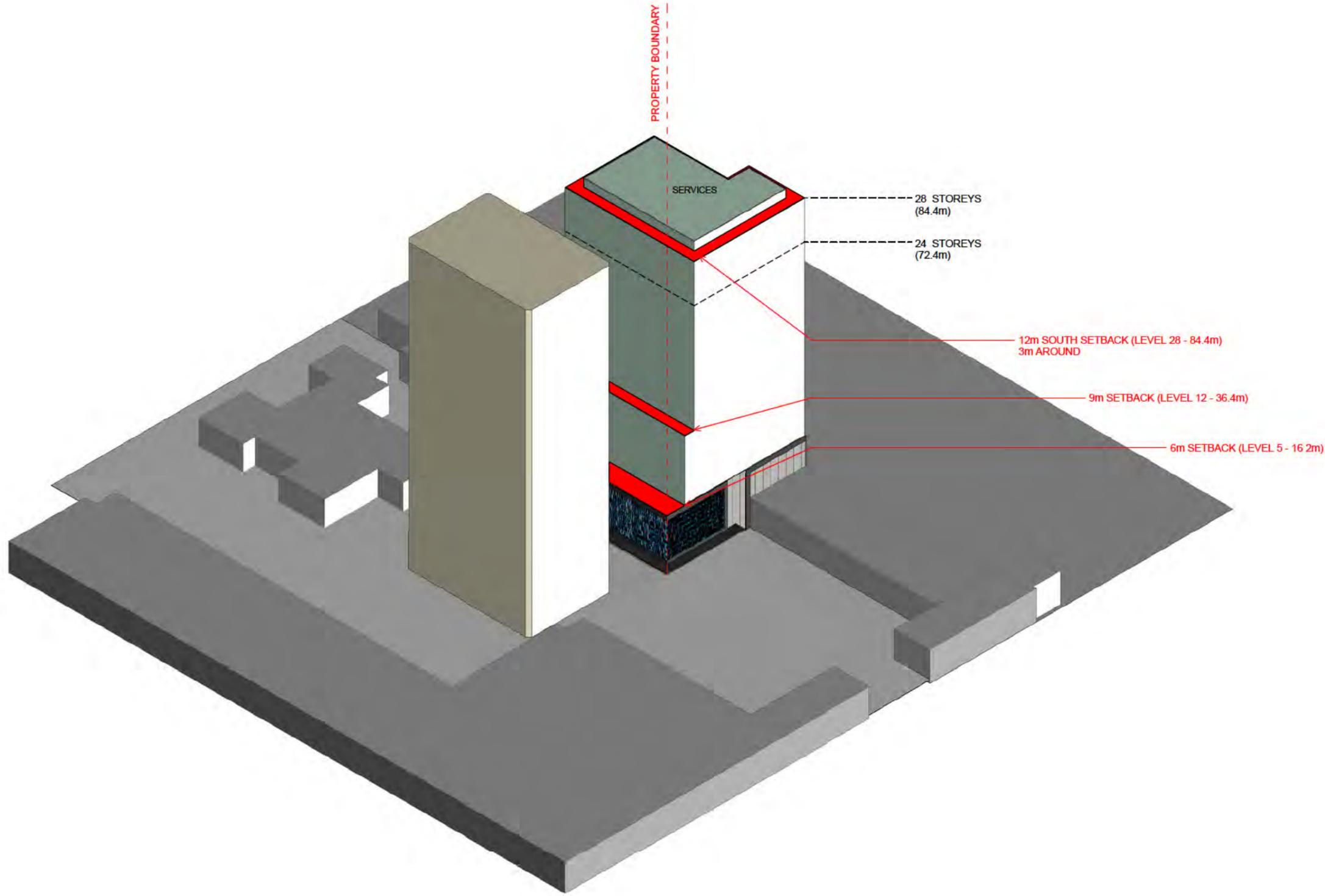
LEGEND	
	WODEN SQUARE
	RESIDENTIAL TOWER
	LOVETT TOWER

DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION

0 10 20 30 40 50mm Scale 1:1 @ A1

project 4349 date
drawing DA-022 revision







HINDMARSH

Development

2 June 2017

Territory Plan Comments
By Email.

To whom it may concern,

Proposed Changes to the Territory Plan Map

We refer to the recent exhibition of DV344 which seeks to re-zone a number of selected areas in and around the Town Centre and in particular some portions of the Woden Green Estate. Having made some a significant commercial commitment to the area, we are encouraged to see the proposed rezoning and believe it will be critical to help reshape the Woden Town Centre to a more vibrant and active township.

We support the proposed re-zoning of Block 17 Section 156 from R4 Medium Density Residential to CZ2 Business Zone. The inclusion of the additional CZ2 land will facilitate a wider range of commercial, retail and other forms of economic activity that will promote new investment and a more diversified economy for the Woden Town Centre.

Increasing the CZ2 zoned precinct on this side of the Town Centre will allow access to the local population to commercial goods and services without the need to cross the structural barriers that the main road and creek line present. We believe mixed used developments are of fundamental importance to help support the long-term viability of the Town Centre. The increased activity this type of development brings, will also ensure the future viability of that the rapid inter-town public transport route. The rezoning, will supplement a major and critical piece of infrastructure transport infrastructure which is essential to help to reshape the town centre to deliver future activation.

Locality and close proximity to the future (planned) light rail infrastructure and current bus interchange will further underpin the ability to for these future developments to become active commercial hubs. The proposed inclusion of the opportunity to establish an anchor supermarket with a maximum GFA of 1,500m² on Block 13 Section 81 we believe is critical to helping smaller, ancillary retailers become established in the area. Thus presenting an opportunity to create sustainable retail in our estate.

It is not expected that the supermarket would impact the viability of the main Westfield Woden precinct, which will continue to be the main shopping and indoor leisure hub for the Town Centre and service the need of the local population for uses and services not provided within the CZ2 sub-precinct as well as the larger monthly supermarket shopping needs. A status that would be further reinforced by any future expansion of that supermarket.

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Proposed Changes to the Territory Plan Written Text/Codes– Phillip Precinct Map

DV344 also proposes to reconfigure the boundary of the RC1 Town Centre sub-precinct and to introduce the RC3 Callam Street/Athllon Drive Corridor sub-precinct over land located outside of the current commercial area. Block 17 Section 156 and the southern portions of our Woden Green Estate (namely Blocks 12, 18-19 Section 156 and Block 26 Section 158) will be affected by this change. Specifically, Block 17 will form part of the refined RC1 Town Centre area with the southern Blocks forming part of the new RC3 Callam Street/Athllon Drive Corridor.

We generally support these proposed mapping changes in the context of the provisions (rules and criteria) that will apply. The exception is the mandatory provision for no new driveways along Callam Street, which will affect Block 10 Section 156 Phillip as detailed below.

Block 10 Section 156, is zoned CZ2 Business Zone and has a site area of circa 6,000m². It has a primary frontage to Callam street (circa 180 metres) and a secondary frontage to Wilbow Street (circa 40 metres). Block 10 is identified in the Master Plan as being within the high-rise transition area, which aims to provide a mix of uses and a high density of development at the edges of the retail core area. Within this area, building heights of 12 to 16 storeys are contemplated by the Master Plan and proposed DV244 provisions. In this regard, Block 10 will have substantial development opportunity, which we support.

The site represents an important gateway to the Estate and urban edge to the Town Centre along Callam Street and warrants a substantial development outcome. The 2009 Estate Development Plan for the Estate (as amended) has always contemplated this site to yield a strong commercial mix-use development and in the normal way for commercial land, was afforded opportunity to have its driveway/access arrangements considered at the time when the development of the site is presented for assessment.

The Variation to the Phillip Precinct Map and Code proposes a mandatory rule (R35) whereby no new driveways are permitted along Callam Street. This rule reflects a recommended Planning Strategy under the Master Plan - To encourage buildings that provide a positive interface with the public domain. Specifically, the Master Plan supports restricted driveway access on Melrose Drive and Launceston, Callam and Townshend Streets. The exception is the replacement or relocation of existing driveways.

As it is currently drafted, Rule 35 will place a significant restriction on the future development opportunity for Block 10. Without access from Callam Street the site will not be able to developed to its potential as it will generate far more difficult traffic management outcomes for Wilbow street and will be constrained by existing infrastructure. Further when it was agreed to purchase the balance 50% from the Government it was always intended that Block 10 would have access to Callam Street. If access was not provided from Callam Street, we would consider this a breach of the contract.

Further there are a number of other reasons why Block 10 should be permitted to retain access from the Callam Street Frontage.

- Block 10 is a commercial block created under an Estate Development Plan (EDP) for the Woden Green Estate. Access to Block 10 was not detailed on the EDP, but was shown on the drawings prepared as part of a Development Application for a commercial development that was approved in 2010/11 (now lapsed). That DA included a main left in/out access to Block 10 from Callam Street, simply because it was the only feasible option and provided a superior access arrangement.
- Access from Wilbow street is constrained by the Callam Street traffic lights, the Wilbow street bridge lead-in and structure, police station access driveway and the limited Wilbow Street frontage of the block
- Enforcing the suggested Rule 35 (mandatory) will result in Block 10 being under-developed due to access constraints; an outcome that will result in a poor address to Callam Street, unfavourable urban edge treatment along the man street and Town Centre edge and development outcomes that contributes to a lesser extent to the Town Centre activity overall.



- The Master Plan demonstrates a low-speed vehicular environment along Callam Street in order to provide for public transport (i.e. future rapid transit, including light rail) and private vehicles accessing the centre. Provision for an access arrangement to/from Callam Street (i.e. left-in/left-out arrangement) to Block 10 will not restrict this vision.

We therefore request that the Authority review Rule 35 in the context of Block 10 and permit driveway access from Callam Street.

Generally speaking however, we are very supportive of the overall intent of the proposed changes. As mentioned before, Hindmarsh have made a significant financial commitment to the Area and it is pleasing to see that the ACT Government initiatives and private developments proposed, mean that the Woden Town Centre is entering a new phase of development and urban intensification. The provisions aimed at encouraging high quality urban design, which responds to the pedestrian scale, active commercial frontage requirements will serve to enhance and strengthen the viability of the Woden Town Centre and increase its amenity to residents and users/visitors.

Should you wish to discuss the foregoing, please do not hesitate to contact me on [REDACTED]

Yours Sincerely

[REDACTED]

NSW, ACT & QLD State Manager
Hindmarsh Development Australia.

the ice skating facility heavily cross-subsiding the pool operation and without this component ongoing viability of the existing operation could suffer substantially. Redevelopment of the site has been constrained by specific Crown lease covenants and Territory Plan controls that impose constraints on the size and location of the pool and ice rink that are required to operate at the site. The ageing infrastructure would benefit from substantial renovation, however in its current configuration these facilities would be required to close down to undertake such works; a context in which the viability of the current operations would be seriously and negatively impacted upon and the operation may well cease to exist following redevelopment.

Relation of site to Woden Town Centre Master Plan and Draft Variation

The 2015 Woden Master Plan at objective 5.6.7 seeks to improve access to community, sport and recreation facilities and provide facilities appropriate to an increasing local population. The Master Plan appears to recognise that the facilities require capital renewal and recommended a simplification of the planning controls for Block 2 Section 22 Phillip to enable future redevelopment of the site.

Rule 7 of the current Phillip Precinct Code applies specifically to Block 2 Section 22 Phillip and places substantial constraints on the development and redevelopment opportunities of the site due to the specific outcomes it required in a mandatory fashion. We provide below a snapshot to the planning control is to be varied in the proposed Draft Variation DV344. We show the proposed planning control with text to be deleted as struck through and new working to be added in red font.

Rule 8 (Mandatory)

This rule applies to area 'A' in figure 1. Development complies with all of the following:

- a) ~~provides or retains~~ an ice skating rink suitable for national ice hockey competition*
- b) ~~provides or retains~~ a 50-metre public pool ~~on the northern portion of the block with unimpeded visual connection and~~ with direct public address to Irvine Street*
- c) development for other uses ~~is restricted to the southern portion of the block and~~ involves redevelopment of the pool as an indoor facility*

*Note that Area "A" is Block 2 Section 22 - The Phillip Swimming and Ice Skating Centre site.

Upon inspection of the proposed wording we note that the changes seek to remove the restrictions on the location of the required facilities on the subject site, however the rule continues to apply constraints on the size and street address of these facilities required at the site in a mandatory fashion.

Furthermore, it is unclear how part c) of the proposed rule may be interpreted should a development proposal be progressed for the subject site. In the context of the wording it can be interpreted that the development for "other uses" would include the required ice rink redevelopment. Thus any redevelopment that is not related to the pool would require the aquatic facility (which has to be a 50m pool under the rule) to be enclosed. This is problematic in the context of the site/current use geometry and redevelopment opportunity (including context of adjoining development being constructed).

We appreciate the intention to vary the Plan to assist in generating an opportunity to provide for the redevelopment of the site but we are afraid that the proposed rule will not support a viable outcome. The fact that it is presented as mandatory limits the development opportunities consideration, prevents the proponent to deal with the manner in an innovative and fit-for purpose and need context and lock the current configuration in place into perpetuity. We do not believe that this is the intent of the Master Plan and wish to suggest a different approach to facilitating the outcomes sought.

The proposed Draft Variation refers to objective 1.18 of the Territory Plan Statement of Strategic Directions, which states:

Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.

The need to safeguard community sites in major sites is appreciated, however some flexibility in the way in which these facilities are delivered would afford Lessees opportunities to reimagine development outcomes in a broader, more creative and innovative manner that may be well beyond the consideration that a form rule such as proposed Rule 8 can capture.

It is possible to clearly set down the intent of the Planning Control in a manner that communicate the desired outcome, provide certainty to the proponent and community of the outcomes required but still allow and ensure that a range of development options and schemes can be considered, prepared and tested that will support a commercially viable project that returns the investment capital needed to support the redevelopment of the uses in question and ensure the ongoing viability of these assets into the future.

We believe that the introduction of criteria against Rule 8 that capture the requirements of the rule but provide the opportunity to understand the site, the current operations, community needs and interest in these facilities. Such criteria will permit alternative and innovative development model opportunities to be explored on the site; and given that the facility is operating within a changing social and political context (outlined below), this would be a more prudent way to facilitate the redevelopment opportunity sought.

In a context where the proposed Rule 8 continuous to be mandatorily applied and provide a very narrow development outcome in relation to the delivery of both ice rink and swimming pool facilities the redevelopment opportunity is severely limited to the point of unviable. In this context no development alternative can be imagined other than that proposed for the rule, regardless of whether this outcome represents a desirable outcome for the Town Centre or the community, meets the object of the rule and present an outcome and future that is fit for purpose and in line with community expectations and needs.

Context and Justification for amendments to proposed Variation DV322

The current Draft Variation represents an opportunity to review the planning controls for Block 2 in light of changes that have occurred in the design and function of the Town Centre- and more broadly, recreation facilities around Canberra- since 2004.

The proponent has been actively considering the development opportunities for Block 2 site the granting of the current (new) Crown Lease in 2016. We used the endorsed Master plan as a framework in which to prepare a range of development analysis and concept outcomes to test development viability for the site. We understand the constraints (both physical and operational) associated with the current uses at the site and how development would affect their viability. We also understand the business of operating ice sport and aquatic facilities and the current usage profiles and need for these facilities in Canberra.

Our assessments to date clearly demonstrate that development of the site in the context of proposed Rule 8 is not a sustainable and viable proposition for the survival and longevity of current on-site activities, nor the ability to further develop the site while these activities are protected. We are prepared to offer these assessments to the Authority in a separate document to assist in the consideration of this response, noting the commercial confidentiality of such schemes and our desire not to have this information made publicly available at this time.

This advice should be considered in the context of some recent ACT government announcements and the likely impact that this may have on the redevelopment of the site. Prior to the ACT election in August 2016, the ACT Government announced an intention to undertake a feasibility study for the new ice sports facility, potentially to be located in southern ACT:

- City News: <http://citynews.com.au/2016/labor-advance-notion-new-ice-sports-facility/>;
- Canberra Times : <http://www.canberratimes.com.au/act-news/act-election-new-ice-rink-sporting-grants-promised-as-part-of-23m-labor-plan-20161001-grszca.html>)

The announcement states that the new facility will be at a location yet to be determined and will "take over" from the Phillip facility.

These articles, and our discussions with Directorates in the ACT Government indicate that there is no guarantee that a new ice sport facility would be located on the subject site: it is likely to be located elsewhere.

If the new facility is to be located on Block 2 and the proposed Rule 8 sets a requirement to provide a 50 metre public pool, then it will not be possible to operate the pool whilst the new facility is being constructed, as the current pool and ice rink heat exchange systems are designed to work in concert to regulate the temperature of both the ice rink and the pool.

The Lessee has made substantial investment in these building systems and significant cost would be associated with the redevelopment of both facilities concurrently, including the loss of business continuity.

If an alternate site is selected, market knowledge indicates there is insufficient demand for two facilities to operate in the ACT. Multiple ice rink facilities operating in larger Australian cities have struggled to remain viable and the ACT would be no exception. The narrow provisions provided within the mandatory Rule does not consider this reality and/or provide innovative alternatives to be considered for developing such a facility in close proximity to the site if viable.

In the context of the site history context, use and geometry constraints, our site development analysis (separate confidential document) and political context as set out above, we offer the following matters as justification for the review of the proposed Rule 8 as currently described in DV344.

Desire to maintain the presence of ice sports in the ACT

There is a need to ensure business continuity for the ice rink facility as the most valuable and viable use of the current site operations. If Canberra's only ice rink ceases to operate for a period of time and without a venue for use, the ice sports community will disperse, trainers and coaches will relocate to where opportunities to practice their professions are offered and the sport will disappear from the ACT. The ongoing operation of the ice skating facility limits the opportunity to redevelop the site in the context of Rule 8 (as proposed).

Lack of flexibility in site configuration

The requirement to provide a 50 metre swimming pool and competition size ice rink, including providing frontage to Irving Street, places definite constraints on the configuration of buildings and structures achievable on the site. There is limited potential to achieve an efficient design response in developing the remainder of the site for other uses. Making this outcome mandatory renders the opportunity to imagine a variety of outcomes that delivers the planning outcomes desired by the Master Plan and community and limits the opportunity to develop a fit for purpose use that is aligned with community needs.

Competition from existing and proposed public and private pool facilities

The existing pool currently operates seasonally, and pool patronage numbers consistently show that there is insufficient public interest in using a 50 metre pool on the subject site. We note the following developments in vicinity of the subject site that have the potential to impact on the viability of the pool facility:

- We are aware that a new aquatic centre is proposed for Stromlo Forest Park in the developing district of Molonglo. The facility will include a 50 metre pool, expected to open in 2019.
- Canberra Southern Cross Club also located on Irving Street is currently upgrading its health centre facilities (including a new swimming pool), due for completion in 2018.
- 'Trilogy' is a residential development under construction within the northern Town Centre precinct (Block 1 Section 22, directly adjoining Block 2 to the north), and this development will include a private swimming pool.
- In most instances, today we observe that multi-unit developments (and often private development) include a pool within the complex of back-yard. This context is expected to continue.

The existence of these facilities erodes the patronage base of the Phillip Pool, burden the Lessee with a defunct use and a requirement to retain the use on the site and limits the future viability of a 50m pool at the site. It is suggested that a public pool offering can be maintained on the site, albeit at a smaller scale, in line with modern use and need expectations from the public and as a viable commercial operation to ensure its longevity in this place.

Development outcomes for Block 2 Section 22 Phillip

In the context of the above it is our strong contention that the proposed wording changes to mandatory Rule 8 of the Phillip Precinct Code under the Draft Variation fails to acknowledge the changing community facility context of the site or viability of existing uses, and do not provide opportunity for innovative development outcomes on the subject site. Alternative development solutions on or off the site could be explored and it would be prudent to make this possible in the context of a Plan Variation that seeks to support the development of the Town Centre into the future.

We suggest that proposed Rule 8 needs to be revised to reflect and articulate a viable development outcome for the site. The rule can readily be supported by a criteria statement that allows the Lessee to approach the ACT Government with alternative development/redevelopment opportunities that seeks to achieve the retention of a publicly available swimming pool and ice skating rink; however not necessarily in the prescriptive format proposed by the rule.

This criteria should further acknowledge the government's intention to explore an alternative ice sport facility location in the ACT and accommodate the future financial and operational impacts such a decision may have on the Block 2 Lessee.

Summary

We trust that this submission has clearly outlined our concerns regarding the Draft Variation and the impact the proposed changes would have on the ongoing operation of facilities at Block 2 Section 22 Phillip. We are available at any time to discuss the matters raised if needed, and would be happy to answer any questions that you may have. Please do not hesitate to contact me in this regard.

Yours Sincerely,



Director - Senior Town Planner

2 June 2017

Territory Plan Section
Environment Planning and Sustainable Development Directorate
16 Challis Street
DICKSON ACT 2601

By email: terrplan@act.gov.au

DV344 – Woden Town Centre – zone changes and amendments to the Phillip precinct map and code

Thank you for the opportunity to provide comment on the review Territory Plan Variation 344 – Woden Town Centre.

Well-functioning and economically thriving town centres are essential to Canberra's wellbeing. The Property Council of Australia supports continued policy development which supports these outcomes.

The Property Council notes the extended consultation on this variation in line with community desire for a detailed discussion and roundtable to discuss its effect and desired outcomes within the Woden Town Centre. The Property Council participated was pleased to have participated in this process. We note that this consultation follows extensive consultation surrounding the Woden Masterplan undertaken in recent years.

It is essential however, that policy is developed in a timely manner to ensure currency. In the three years since the process leading to DV344 commenced, Westfield Woden has shelved expansion plans, CIT has progressed redevelopment proposals, and the ACT Government has committed to a light rail extension to Woden.

The Property Council would like to urge the ACT Government to move as quickly as possible to finalising the draft variation and move straight to tabling. We are of the firm view that consultation has been extremely effective in refining the future plans for the Woden Town Centre and now urge the government to enable development to get underway by ensuring that TPV 344 is put into effect as soon as possible.

Given the extensive consultation and urgent need for renewal of the town centre the Property Council does not support referral to the Planning Committee and does not believe it will in any way enhance the outcomes the Government and private sector are trying to achieve for the Woden community. We now need to be able to get on with the job of renewing the town centre, with several large projects awaiting the TPV to be given effect before they can commence.

As such, the Property Council and its members are fully supportive of the proposed variation. This submission does however seek to provide some minor amendments to the draft variation which we hope may prove useful to the Territory Plan section in its finalisation.

It is important to note however, that any consideration of these suggestions should not be seen as a request to delay the current process - we would prefer the variation to be given full effect in its current form – with consideration to further technical amendments which may improve the effect given in order to progress renewal of the town centre.

In summary the Property Council's submission is underpinned by the following principles:

- An urgent need to give effect to planning mechanisms which will enable the sector to deliver renewal of the Woden Town Centre;
- Deliver street level amenity – ensuring height has good interface with pedestrian and transport activities;
- Allowing enough flexibility to enable the market to deliver high quality and innovative design;
- Precinct level planning to deliver quality green space and public realm (particularly Callum street); and
- Suggest a high level review once final route for Light Rail Stage 2 is decided, including an assessment of whether adequate density is provided where it is needed.

Importance of flexibility to deliver desired outcomes

While recognizing that DV344 tries to strike a balance between a community need for certainty, and industry requirements for flexibility, it is the view of the PCA that the current drafting of rules addressing height, setbacks, and the design of tall buildings creates unnecessary complexity and potentially undermines the delivery of a truly diverse and vibrant urban environment. The absence of a statement of desired character is supported. The definition of 'desired character' has been problematic, although we note that all development will ultimately be caught by its provisions via the Commercial Zones Development Code.

Keeping an eye to the outcomes desired, and providing the flexibility to allow the market to deliver innovative design will further drive demand for continued redevelopment of the Woden Town centre.

Active living and connectivity

We note that DV344 does not strongly promote active living and transport principles. We consider this a lost opportunity to better integrate the centre, and particularly in respect of Transport Orientated Development principles, however this may be corrected through the Government's incorporation of active living principles within the Territory Plan.

We also note the end of trip facilities amendments which are currently being considered under DV 357. The Property Council is supportive of the intent to place the active travel burden on the city as that will be where most of the active travel infrastructure will be, but is currently reviewing the practicality of the proposed rate and application and whether the ambitious targets are achievable. The Property Council will make a separate submission on DV357 in coming days.

The Property Council is of the view that further commentary on the on the interactions between the town centre, the hospital and the CIT site may be beneficial. While both the hospital and CIT

site sits outside the town centre boundaries, both play an important role vis how the town centre operates, with the hospital one of the main employers locally.

Opportunities presented by Light Rail Stage 2

The Property Council is supportive of planning reform initiatives that encourages and facilitates authentic Transit-Oriented Development (TOD). TOD includes moderate to high density development (residential, commercial, retail etc) within proximity to public transport routes. TOD also seeks facilitates sustainable public transport and improve accessibility to goods, services and employment.

Whilst the concept of TOD is not new, it has been evolving. Many initiatives and planning schemes have been implemented Australia wide and internationally which enable TOD. Many Australian jurisdictions have a key policy that outlines objectives and guidance on built form outcomes including building height, scale, land use and design. The ACT Government is in an enviable position to demonstrate leadership with respect to planning and achieving high quality outcomes, with jurisdictions limited by dual overlays for State and Local Planning Schemes and often competing interests.

As such The Property Council believes that the opportunity presented by the construction of stage 2 of Light Rail provides an opportunity to review or refresh of masterplan and any necessary amendments to the Territory Plan required to maximise benefits light rail will bring to the Town Centre, once final route for Light Rail Stage 2 is decided.

We encourage opportunities for TOD, but note that this does not equate to 'taller development near to stations' in the current draft variation. Opportunities to encourage TOD should be investigated further. This could include a reassessment of whether adequate density is able to be provided along route and at termination within the town centre.

Potential improvements to Draft Variation 344

The Property Sector believes that above all any planning for the Town Centre should consider both existing communities and future residents as our city continues to grow and renewal becomes necessary to meet the needs of our transforming city. As such the following suggestions for improvements to the current variation are as follows:

Rule 1

Rule 1 gives a list of eleven permitted uses for ground level active CZ1 frontages. Six of these are on the list of 'potentially noisy uses' in Rule 23 of the Commercial Zones Development Code. These uses currently require onerous assessment at Development Application stage, before a Noise Management Plan is endorsed by the EPA. Of these uses, 'club' and 'drink establishment' are particularly difficult to handle, particularly when there is direct vertical adjacency with residential units, which are likely to be pursued above ground level in Woden.

This rule results in is a high likelihood of noise-related complaints from residents. When mandating these uses in Rule 1, this clashing compatibility of use should be considered carefully.

We also note that the ACT Government's commitment to addressing some of these issues through *Urban Sounds* which contains some practical policy changes which may help address the issues which arise from the increasing mixed-use developments.

Rule 9

Although we are supportive of criteria that provide additional development opportunities, no clear rationale has been provided for capping additional height to four storeys above that permitted by Rule 9. In contrast, the Master Plan foreshadowed controls which allowed the consideration of additional (unquantified) height relative to a broader range of criteria addressing the visual impact of the development, the height hierarchy of the centre, shadowing on public spaces, the delivery of adaptive units, and the delivery of offsite works. The Master Plan approach enables a much more nuanced consideration of the benefits that taller development can bring to the centre, within the context of actual environmental impacts, rather than an arbitrary number.

In addition, we have concerns about the utility of the Rule 9 criteria:

- Criterion (a) is undermined by existing taller development which has already distorted the height hierarchy.
- Criterion (b) appears to futureproof certain areas for light rail; however town centres are by default accessible locations and the use of the undefined word 'close' makes this meaningless given almost all sites are likely to be within 400m of a public transport node. This reinforces our position that the Master Plan should be refreshed once details of the light rail extension to Woden are known.

Criterion 10

We query the relevance of criterion 10, which requires the provision of a visual impact assessment for buildings 12 storeys and over, and the benefits this will deliver when assessing a proposal.

All development is in the town centre, and all development above 12 storeys will be located in the area bounded by Hindmarsh, Yamba and Athllon Drives and will be viewed within the context of existing 12 storey development. We query what additional understanding the preparation of a visual impact assessment will deliver, particularly when its conclusions cannot support genuine consideration of height. In our view Criterion 10 is made obsolete by the prescribed height controls. It should either be deleted or (preferably) the height controls amended to allow genuine flexibility relative to an impacts base assessment.

Criterion 21

Criterion 21 is particularly clunky and prescribes a defined building format which may or may not be appropriate to site context, and which limits flexibility. We note the recent Yamba Club development as an example of high quality design that does not necessarily conform to a podium and tower format. The intent of C21 duplicates building setback controls. This requires refinement and could be deleted.

Criterion 23

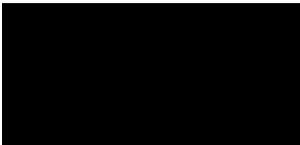
Criterion 23, while seeking a high standard of design, is very prescriptive. The Property Council supports the use of criteria as they provide flexibility, but encourages further refinement of all controls to ensure they are focused and relevant to achieving defined outcomes.

We note with concern the requirement for podium carparks to be designed to be 'easily adapted to alternative future uses, such as providing suitable floor to ceiling heights'. This will impact on car parking yield, particularly in the context of height and setback controls.

We trust that this review has been of use. We would like to thank the ACT for the opportunity to review and comment on these proposals and as always, would welcome the chance to discuss any of our comments in person.

Please contact me on 6248 6902 should you have any questions.

Yours sincerely



ACT Executive Director

Response to Woden and Mawson Draft Variations No 344 and 345

1. There are currently no maximum building height controls in the Woden Town Centre. The draft variation proposes to set the building heights within the centre to between 6, 12, 16 and 24 storeys, with opportunities for an additional four storeys for development that retains the building hierarchy (where taller buildings are in the central area) and is located close to public transport.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons

The proposed building heights in the Woden Master Plan and Draft Variation do not reflect the human scale principles that were originally envisioned.

Building heights for development addressing Melrose Drive (area 'c') should be 'medium rise' (4 to 6 storeys), reflecting the medium density character opposite in suburban Lyons.

Development in area 'b' should be of 6 to 8 storeys, forming the 'high-rise transitional area' to the central core (area 'a') comprising a maximum of 12 to 16 storey buildings.

If the government is serious about achieving a sustainable built environment, this should be demonstrated by additional criteria incorporating a higher standard of solar access for residential buildings. That is:

- solar orientation should be optimised such that all apartments in a residential development must have 4 to 5 hours of solar access to living areas, between 9am and 3pm at the winter solstice. i.e. residences facing south or directly east/west should not be permitted.
- No development should adversely impact solar access to an adjacent residential building or public space.

I DO NOT support the proposed criteria that would allow the maximum height of one building tower element per block to be increased by an additional four storeys. A rational case HAS NOT been made for the 'marker building' concept. While there may be some architectural merit for marker buildings in significant locations, for example at the end of Anzac Parade, scattering them randomly around Woden and Mawson makes no sense at all (not to mention they usually turn out to be rather unattractive buildings!). If anything, allowing so-called 'marker' buildings that are close to or equal in height to Lovett tower, will dilute its significance denominating the town centre.

2. The plan proposes to allow high density housing on several blocks directly to the north-east of the Hindmarsh Drive and Callum Street intersection. These blocks currently allow medium density housing.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons

High density development in this location (area 'a') is completely out of scale to the predominantly 3 storey buildings in Woden Green and the adjacent developments (area 'b') that are under construction.

3. The plan proposes to change the zoning of the north-western corner of the land east of Callum Street (currently medium density residential) to commercial office zoning, which will allow mixed-use development that allows both commercial and residential uses.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons.

4. The plan proposes supporting rezoning parts of the Woden Town Park from urban open space zone to community facility zone to allow the development of community facilities closer to the town centre.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons

With additional residential and commercial development in the town centre, public open 'green' space will be at a premium. Some of the many surface car parks could be used for community facilities.

5. The plan proposes rezoning the area containing the shared path adjacent to Swinger Hill from suburban residential to urban open space?

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons

6. The plan proposes rezoning part of the Athllon Drive corridor from suburban core residential and transport services to high density residential to allow more high-density housing so people can take advantage of employment opportunities in the centre and the Athllon Drive rapid transit corridor.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons.

Higher density residential is better placed in close proximity to the availability of services (retail shops etc) such as in the core of town centres and group centres. The Athllon Drive corridor is better suited to medium density residential, as currently zoned.

Further, to achieve a rapid-transit system, widely spaced stops are required. Significant higher density residential development *along* the transit corridor would drive demand for additional, more closely spaced stops. This would result in not-so-rapid-transit. If additional stops were not provided it would require longer walking/cycling distances from homes to the stop and/or catching local transport to get to the rapid-transit stop, somewhat defeating the purpose of living in proximity to the rapid-transit corridor.

Alignment options for the future extension of the light rail to Mawson are constrained by Yarralumla Creek and the narrowness of the Athllon Drive median strip between Hindmarsh Drive and Mawson Drive. For this reason any consideration to the rezoning of the Athllon Drive transport corridor should be deferred until the light rail extension has been constructed (or at least until after detailed alignment planning has been completed).

7. Residences are already allowed in the Phillip service trades area, but the variation proposes to increase building heights but prohibit residences from the outer area along Melrose Drive and Athllon Drive to protect the commercial uses.

Do you agree with these proposals?

- Yes
- No
- If no, please give your reasons.

Residential development is incompatible with many of the service trades currently operating in Phillip such as auto repair workshops. In retail or commercial areas that may be compatible with residences, redevelopment should only be permitted where it does not adversely impact on the availability of parking. The proposed criteria should be amended to ensure that there is no overshadowing of the existing green open space (Colbee Court and Dundas Court).

8. The draft variation proposes a number of changes to the Phillip precinct map and code to help promote commercial and retail development in the centre and the Phillip service trades area. Please see the proposed changes.

Do you agree with these proposals?

- Yes
- No
- If no, please give your reasons.

It is not clear what changes are being proposed?

9. It is proposed to rezone the north-eastern corner of Athllon Drive and Mawson Drive to allow medium density housing (up to 6 storeys). This would increase the number of residents in the area who would use the centre and public transport.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons.

Alignment options for the future extension of the light rail to Mawson are constrained by Yarralumla Creek and the narrowness of the Athllon Drive median strip between Hindmarsh Drive and Mawson Drive. For this reason any consideration to the rezoning of the Athllon Drive transport corridor should be deferred until the light rail extension has been constructed (or at least until after detailed alignment planning has been completed).

10. It is proposed to zone the area between Athllon Drive and Mawson Place to commercial business zone, which will encourage commercial development, potentially with residences above, in the centre and along this important transport corridor of Athllon Drive. This would allow a taller building up to eight storeys near the intersection that would signal the entrance to the centre.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reason

Somehow, despite the absence of a eight storey building, I have managed to find the entrance the centre for all these years. A marker building is not required.

Alignment options for the future extension of the light rail to Tuggeranong are constrained by Yarralumla Creek and the narrowness of the Athllon Drive median strip between Mawson Drive and Beasley Street. For this reason any consideration to the rezoning of the area between Athllon Drive and Mawson Place should be deferred until the light rail extension has been constructed (or at least until after detailed alignment planning has been completed and the location of park and ride facilities has been determined).

11. It is proposed to rezone area south of the centre currently occupied by a surface carpark between the tennis courts and Athllon Drive to service trades zone and the surface car park east of Heard Street from commercial business zone to commercial core zone.

This will increase opportunities for development as the demand arises.

Do you agree with this proposal?

- Yes
- No
- If no, please give your reasons.

It is not clear why an additional service trade zone is required. The area south of the centre currently occupied by a surface carpark between the tennis courts and Athllon Drive, would seem to be an ideal location for commercial development (or perhaps mixed use / residential development subject to the constraints presented by the existing service station).

12. To help promote commercial and retail development in the centre, it is proposed to amend the Mawson precinct map and code by:

- **removing the restriction that limits shops in CZ2 commercial business zone to art, craft and sculpture dealer and personal services**
- **removing the existing additional permitted uses of funeral parlour, light industry, service station and veterinary hospital from the CZ2 commercial business zone**
- **nominating building heights for selected areas within the centre of 2, 4, 6 and 8 storeys**
- **introducing built form provisions such as upper level setbacks, requirements for awnings and active frontages to provide pedestrian friendly areas within the centre**
- **nominating pedestrian routes and laneways where development will be required to provide publicly accessible pedestrian access**
- **ensuring development retains solar access to public spaces and residential development.**

Do you agree with these proposals?

- Yes
- No
- If no, please say which parts you disagree with and why.

I am concerned that an increase in permissible building heights will impact on solar access to public spaces, and therefore adversely affect the amenity, within the centre.


2 June 2017



Submission

Draft Variation to the Territory Plan No 344

Woden Town Centre

June 2017

Your Say ACT

Chief Minister, Treasury & Economic Development Directorate

<https://www.yoursay.act.gov.au/woden-mawson-and-athllon-drive>

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Summary

The Woden Valley Community Council (WVCC) supports residential development and the associated community facilities and open spaces required to support a growing population.

Unfortunately the draft variation to the Territory Plan for Woden (draft Variation) provides for high rise buildings but does not meet the community's needs for community facilities.

The WVCC requests that a team is established across disciplines (including community representatives) to undertake integrated transport and land use planning for the Woden Town Centre, and the corridor from the City to Mawson. An iterative consultative process that has the community's interests forefront will build confidence in the process and outcomes. A design led solution can then be taken to the market for competitive bids to deliver the infrastructure required.

The WVCC recommends the following changes to the draft Variation. See **Attachment A**:

1. Densification (building heights should be stated in metres) **see Attachment B**
2. Town Square – as the central activity point, retention of the current buildings on the perimeter for solar access in the cooler months;
3. East west spine – retention of solar access;
4. Agglomeration of activity - identification of sites so they are not built out:
 - a. an entertainment precinct (car park south of the Hellenic Club);
 - b. higher education (a CIT) (close to the Town Centre);
 - c. a community centre (close to the Town Centre);
 - d. a pool (south side of Eddison Park);
 - e. a multi-purpose sports facility (east side of Eddison Park);
5. Active living/ connectivity - identification of alignments for cycle paths;
6. Identification of open green spaces, including.
 - a. Retention of Arabanoo Park as open space.

With the commitment to deliver light rail to Woden, the draft Variation should be re-considered in light of the integrated planning over the next 18 months for the corridor from the City to Mawson and for the Woden bus interchange.

The WVCC also notes that the Gungahlin Precinct Code contains many features that are not included in the draft Variation for Woden. There should be some consistency and equity between the Town Centres and the draft Variation for Woden should be updated to include, for example, an entertainment precinct, a community and recreation facilities precinct, sites for surface public car parking, a cycle network and public transport stops. See **Attachment C**

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The WVCC is pleased to participate in the Chief Minister's vision for Canberra, as stated in his document - CANBERRA: A statement of ambition:

*'One of the world's most **liveable** and competitive cities – welcoming to all.*

*Celebrating our Centenary has helped us focus on what's special about our city and confirmed our exciting future. **As a government and as a community**, we must build on that feeling, and **create that future, together**'.*

*Cities don't succeed by accident or by leaving things to chance – they require design, **good governance and great collaboration**. Cities must internally collaborate to compete in the modern era, and together we can ensure Canberra wins the global contest for investment and talent'.*

The Woden Town Centre draft Variation provides an opportunity to create a future that provides hope and opportunity for residents to meet their potential. This opportunity does not arise very often and the WVCC is keen to collaborate with all stakeholders to provide a vibrant Town Centre for Woden, Weston and Molonglo residents.

The policy framework to implement this vision includes Town Centres that are relatively self-contained for the community to live, work, learn and socialise in their town centre.

To date, this policy has not worked for centrally located Woden, as the Town Square no longer has cafes and community activity, and there is limited activity and vibrancy throughout the Town Centre after work hours and on weekends.

The current population projections (2017 to 2020) for Canberra forecast a decline in the population in the south of Canberra and an increase in the population in the north of Canberra. Weston Creek's population is projected to decline by 7 per cent; Tuggeranong's population to decline by 3 per cent and no population growth is expected in Woden. See **Attachment D**.

The Woden Town Centre Master Plan also states that "compared to the ACT population, Woden-Weston Creek is under represented in the 15-44 year age groups and over represented in the 55 years and over age groups".

Population projections are used by the ACT Government in the planning of service and infrastructure delivery to the community. They also provide the basis for assessing future requirements for residential and commercial land, housing, public utilities, and the provision of a wide variety of services.

These forecasts are of concern to the WVCC and provide mixed messages in light of the densification provided in the draft Variation, numerous suburban sub divisions, denser housing on Mr Fluffy blocks and the ACT Government's commitment to light rail to Woden.

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We are not aware of an analysis of the changing demographics in Woden which provides recommendations for future requirements for schools and community facilities. There is no strategy to help attract young families to Woden.

The liveability of Woden has unfortunately been eroded by the closure of community and sporting facilities. The CIT is closing, the basketball stadium was demolished, the pool has been privatised (with little investment) and Woden has never had a community centre. In addition to the loss of these basic facilities, the pitch n putt, bowling greens, tennis courts and night life in the Woden Town Centre have closed.

The policy settings that have allowed the Alexander and Albemarle buildings to remain derelict for seven years have also contributed to low interest in the Town Centre and a feeling of neglect.

There is an imbalance in the location of higher education (and the 16,000 jobs in the sector) across Canberra which negatively impacts on the vibrancy of the districts that do not benefit from the advantages that higher education brings to a community.

An analysis of ways to capitalise on Woden's economic advantage of hosting the Canberra Hospital should be undertaken. Identification of opportunities to develop health education and a health 'Hub', (including healthy living policies and sporting facilities) should be developed into a strategy to retain a sustainable CIT campus, create job opportunities, better health outcomes and contribute to urban renewal outcomes.

The 2015-16 Budget provided the CIT Modernisation – Tuggeranong, Bruce and Reid campuses measure. This measure stated - *CIT is actively seeking opportunities to provide a community campus in the Woden Town Centre. The proposed move to Woden would provide CIT with a more modern learning environment and have the advantage of being more accessible for the public and closer to public transport.*

After two years, the WVCC is not aware of any consultation with the community or the outcome of this measure.

Similarly, the 2012-13 Budget provided for a feasibility study and forward design for a Community Hub in the Woden/Weston Creek region to accommodate a community centre, a childcare centre and a senior's centre. The WVCC has not seen the feasibility study and it is not clear that this measure was delivered.

The Woden Town Centre should be a place, where activity is agglomerated, to provide vibrancy for residents in the Woden Valley, Weston Creek and Molonglo to work, shop, meet for community and sporting activity and to participate in higher education.

The draft Variation is a plan for developers, it does not consider or address the community's needs for community facilities or open green spaces. It assumes that the private sector will deliver the community facilities and provide for open spaces. There seems to be confusion

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as to what community facilities the private sector will provide. They are likely to provide a small pool, gym, active transport facilities such as bike repair, showers and change rooms for the residents in their development.

The private sector is not likely to provide community facilities for the broader population, including the CIT, community centre, multi-purpose sports hall or a decent pool. The community pays rates to the ACT Government for these facilities. These facilities provide activity and confidence in the community, in turn providing confidence to the private sector to invest in cafes, restaurants and other commercial activities demanded by the population.

In the Act Government's document *Canberra: A statement of ambition*, the Chief Minister states that cities don't succeed by accident or by leaving things to chance – they require design, good governance and great collaboration.

The WVCC looks forward to shaping our future, in collaboration with the ACT Government, to achieve the policy outcomes of economic diversification and urban renewal to make Woden a better place to live, learn, work and socialise.

To attract families to our community, Woden requires education opportunities, community and sporting facilities with bars, cafes and restaurants that are close to where people want to live.

We have pride in our home so we want to ensure we have the right developments in the right places to facilitate vibrancy and the commercial success of Woden.

The variation to the Territory Plan is of critical importance to the Woden, Weston and Molonglo communities however implementation in its current form will see the construction of high rise buildings from 16 to 28 storeys, with little regard to the community's needs, including solar access to the Town Square and green open spaces. Woden may become less liveable - a concrete jungle of high rise residential towers.

Policy Framework

The governance framework in place to deliver the Chief Minister's vision is contained in a number of policy documents including, the National Capital Plan, the Territory Plan and the Woden Town Centre Master Plan.

The National Capital Plan provides for relatively self-contained, separate and distinct towns:

*One of the key principles of Canberra's urban structure has been that a hierarchy of centres has been developed, with each town having a centre acting as a focal point for higher order retail functions, commercial services, offices and **community facilities** ... Continued expansion of services and facilities should be provided for and encouraged in each of the town centres.*

With respect to employment, the National Capital Plan states that public sector office employment should be encouraged to locate in the City Centre and the Town Centres.

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The Territory Plan (2.1) provides:

*Canberra will continue to develop as a series of discrete urban areas within a landscape setting of hills, ridges and other open spaces. Each town will offer a diversity of housing types; the broadest possible range of employment opportunities; and convenient, linked access to retail centres, **community facilities and open space**.*

Woden Town Centre Master Plan provides the following vision:

*Woden Town Centre is a major community and commercial hub for the Woden Valley and wider Canberra region. It will be a place that attracts people to live, work, socialise and enjoy throughout the day and evenings. The town square is the central focal point for social and **community activity** that will connect people to a network of safe and active streets and public parks.*

Community facilities are identified as important in all of these documents.

Key Points in the draft Variation

Densification and building heights – Attachment B

In order to increase the population, and the sustainable demand for commercial activities, the WVCC supports urban infill with residential developments minimising overshadowing and maintaining human scale. There is no need for higher building heights in Woden.

Building heights on the perimeter of the Town Square should remain at 3 storeys to provide sun into the Town Square. Higher buildings cause unacceptable overshadowing. See **Attachment E**.

Wind shear is a major problem in the Woden Town Square and every building must have mechanisms to mitigate its impact on the community's comfortable access to the area.

A key driver for land developers is to maximise their financial return per square metre. Therefore, they have an incentive to re-zone low density land to higher density, to maximise the buildings footprint on the block and to increase the number of storeys erected on it. These are valid motivations in a market economy.

Precinct Codes are the mechanism for the government to regulate the market and allow for priorities other than the motive of financial gain to be considered when deciding how the community would like its neighbourhood to look and operate.

We note that community consultation on the draft Master Plan provided mixed views on the proposed building heights in the Town Centre and the building heights at **Attachment B** are a compromise for differing views in the community.

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Additional four storeys

The final Master Plan provides for additional storeys to be considered when the development:

- is supported by a visual impact assessment that addresses landscape setting, town centre urban form and relationship to surrounding development
- maintains the building height hierarchy of the centre
- does not increase overshadowing on nearby residential development or key public spaces such as the town square
- provides an increase in the required number of adaptable units to provide for an aging population
- provides off-site works as part of the development; this could include verge works or upgrades to adjoining areas of open space, and
- provides a mix of residential units.

Unfortunately the spirit of this paragraph has not been included in the draft Variation which provides the following at Criteria 9:

The maximum height of building, for one building tower element per block, in areas 'a', 'b' and 'c' may be increased by an additional four storeys where development achieves all of the following:

- the development maintains the building height hierarchy of the centre by retaining the taller buildings at the middle of the town centre; and
- development is close to public transport stops and stations.

The similarity between the Master Plan and the draft Variation has been underlined. Rather than provide some public policy and scrutiny to ensure better outcomes, the draft Variation appears to allow a development application to be ticked off without due consideration, as every development put forward will meet the building hierarchy criteria and be close to public transport. This is a very disappointing outcome and erodes trust in the integrity of the ACT Government considering a balanced approach between developers and the views of the community.

The Master Plan states that 'a key finding of the shadow analysis found that taller development on the western edge of the town centre had more impact on surrounding residential areas than any other areas of the town centre. Therefore development adjoining Melrose Drive should be capped at approximately a 12 storey height limit to reduce the potential overshadowing impacts of the residential development on the western side of the road. However, there should also be a level of flexibility in the recommended building heights to allow for more innovative and economically viable development to occur as markets change over time'.

The WVCC considers Lovett Tower should retain its status as the tallest building in Woden and does not support any building that would be higher than the Lovett Tower. The WVCC

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does not support the general rule of an additional four storeys on the building heights due to the human scale and overshadowing.

East west pedestrian spine and the Town Square

The WVCC does not support the building height hierarchy where it provides tall buildings on the northern perimeter of the east west pedestrian spine. In addition, the WVCC supports the retention of the existing buildings on the perimeter of the town square, including the 3 storey buildings on the north and north west of the square. This is to ensure the sun continues to shine in the town square to provide a comfortable area for people to meet.

Marker buildings

The Master Plan states that ‘opportunities for marker buildings in strategic locations are promoted to help people identify that they have entered the centre or to assist them to orient themselves as they move through the centre’.

The WVCC rejects the concept of marker buildings to help people orient themselves as they move through the Centre. Residents know where they are, and visitors can use GPS technology or a map. This policy values visitors more than the community living in the district. Marker buildings on Launceston Street (the existing 19 storey approval should be honoured or reduced) and Wilbow Street are not supported due to their scale and their impact on nearby residences. The marker building on Hindmarsh Drive should not be higher than Sky Plaza and should not overshadow new residents on the south side of Hindmarsh Drive.

Solar access

Although the Code states that it will ensure development retains solar access to public spaces and residential development, it is unclear how effective maintenance of solar access will be managed as it has subjective criteria.

The criteria in the Code for solar access allows up to 28 storey buildings where development is set back from each road frontage and does not significantly overshadow nearby residential development. The Code also provides for development that retains reasonable solar access to a) dwellings on adjoining blocks and their associated private open space b) the Town Square and main pedestrian spine.

This measure is subjective, open to interpretation and needs strengthening. To avoid dispute, the current three storey buildings on the Town Square should be retained in the Code. This will maintain the human scale and solar access for the future liveability and vibrancy of the Square as identified in the Vision of the Master Plan.

Developments in the wrong place will impact the vibrancy of Woden for decades to come, particularly on the Town Square, where 28 storey buildings on the perimeter will shade the Square for most of the year.

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Rezoning

The Code provides for the following areas to be rezoned (see map at attachment B):

- Woden Town Park - PRZ1 urban open space zone to CFZ community facility zone;
- Callum Street - the north west RZ4 medium density residential zone to CZ2 commercial zone;
- Hindmarsh Drive / Callum Street corner – some RZ4 medium density areas to RZ5 high density;
- Athllon Drive corridor - RZ2 suburban core residential zone and TSZ1 transport services zone to RZ5 high density residential zone; and
- Swinger Hill - the shared path from RZ2 suburban core residential to PRZ1 urban open space.

The WVCC **does not support** rezoning Woden Park/Arabanoo Park as the purpose of the community facility zone has not been articulated. The need to rezone this open space is not evident because the Town Centre is abundant with empty blocks, buildings to be demolished, and carparks that could be used for community facilities.

Before any further open spaces are rezoned a plan for open space should be undertaken.

The WVCC notes that the Alexander and Albemarle buildings provided open green space and barbeques for both public servants and the public. The Australian Government sold this block to Doma Group and the open spaces are no longer available to the public, both the derelict buildings and open spaces are fenced off.

Doma Group's submission to the draft Master Plan states 'Figures 31 and 39 indicate an open space on the current Albermarle and Alexander Buildings, which is an unlikely outcome'.

We note that Figure 31 has been removed from the final Master Plan and Figure 39 has been replaced with the picture on the front cover.

It is a concern to the WVCC that open space can be sold or rezoned without any plan for the community's requirements for open space. There is now very little green open space in the Woden Town Centre.

Important issues not included in the proposed Code

The WVCC supports the statement in the Plan that community and educational facilities should be located strategically to strengthen the pedestrian network and create more diverse and lively areas.

Entertainment precinct

An entertainment precinct should be identified for people to meet in a comfortable environment. The WVCC recommends that the car park between the Hellenic Club and the bus interchange be designated as an entertainment precinct, where music (noise) is allowed, and should be included in the draft Variation. Development of residential buildings in this area should be subject to the noise attenuation requirements contained in the multi-unit housing development code.

Community Facilities

Co-location of community facilities and services in a highly accessible Town Centre will contribute towards an active, vibrant Town Centre with more diverse and active precincts.

Repurposing of buildings should be considered, community facilities are preferable to high rise buildings on the east west pedestrian connection which requires maintenance of the human scale and solar access for social and community activity in the Square. For example, rather than demolition, Borrowdale House could be a Community Centre and the Medibank building a CIT.

Community Centre

The Woden Town Centre is in critical need of a Community Centre. For too long the community has not had a facility to gather to hold events and celebrations. The only community meeting room in the Woden Town Centre is the Library and this room is very small with no out of (library) hours access.

The Woden Community Services are working from substandard accommodation which has no access for drop off and pick up for the child care and sees the staff scattered across four buildings to deliver their valued services. This is not a sustainable proposition.

CIT

Education is important to a community, there is an imbalance in the location of higher education (and the economic activity from 16,000 jobs) in Canberra. See **Attachment F**.

The Woden CIT is in the process of closing. We have concerns about the impact this could have on the economy of Woden through a number of mechanisms:

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- jobs - the sector employs 16,000 people
- access to higher education for the residents
- educational outcomes of the residents
- vibrancy from young people located in the area – patronage of cafes etc...
- confidence in the region
- wider economic benefits of the knowledge economy

It is not clear why synergies with the Canberra Hospital are not explored and fantastic courses for all of Canberra's residents delivered from the Woden CIT.

The 2015-16 Budget (BP 3 Ch 3 New Initiatives) contains the following measure:

CIT Modernisation – Tuggeranong, Bruce and Reid campuses

The Government is delivering a new Canberra Institute of Technology (CIT) campus at Tuggeranong and upgrading the existing Bruce and Reid campuses as part of the CIT Campus Modernisation Strategy. The initiative will support increased utilisation of facilities and allow CIT to deliver courses where there is the greatest community demand. Part of the CIT Campus Modernisation Strategy, and linked to this initiative, will be a transition out of CIT's current Woden campus in mid to late 2016 as functions are transferred to Tuggeranong, Bruce and Reid Campuses. CIT is actively seeking opportunities to provide a community campus in the Woden Town Centre. The proposed move to Woden would provide CIT with a more modern learning environment and have the advantage of being more accessible for the public and closer to public transport.

We note that the 2016 CIT *Strategic Compass 2020 –Evolving Together* document does not mention Woden or Weston. In a section called 'How we are Evolving' the document states:

We will build upon the ACT health precinct in Bruce by co-locating our health and fitness programs in custom designed facilities at CIT Bruce.

It is a shame that there is no plan to evolve together at the Woden CIT as it is located next to the Canberra Hospital.

Finally, on a couple of occasions the Chief Minister has stated that the closure of the Woden CIT is a matter for the CIT Board and not a matter for the ACT Government.

We note that under s6 of the *Canberra Institute of Technology Act 1987* the Minister approves the functions of the CIT and may direct those functions, and under s7 the Minister may also give a direction to the institute in relation to the exercise of the institute's functions.

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Pool

The Phillip pool was privatised and is not invested in – it is shabby. If privatisation was a mistake then it should be remedied, if it was not a mistake it is not clear why the five publically funded pools in Canberra are not privatised too. See **Attachment G**.

The only assets that cannot be closed in the draft Variation are the pool and the ice skating rink. Development of the site must comply with all of the following:

- a) provides or retains an ice skating rink suitable for national ice hockey competition
- b) provides or retains a 50–metre public pool with direct public access to Irvine Street
- c) development for other uses involves redevelopment of the pool as an indoor facility

It is not clear how this would be undertaken, would the public pool be situated at the bottom of a residential tower? Would a residential tower be located on the northern part of the block replacing the children's and toddlers pools and leaving the 50 metre pool shaded on the southern part of the block?

Without understanding the benefit of this arrangement for the community the WVCC cannot support this proposal.

Multi-purpose sports hall – basketball stadium

There is a high demand for indoor sports facilities in Woden. The Woden sporting community has to travel north or to Tuggeranong to participate in indoor basketball, futsal, netball and badminton competitions.

The ACT Government's 2015 *ACT Indoor Sports Facilities Study* finds that:

'Current demand is driven by a shortfall of available facilities to support competition and lack of access to courts for training. In addition there is the pending loss of 3 courts in the Woden Basketball Stadium and the 1 court at CIT Woden which, if the Woden Town Centre is to be a focus for higher density living, is an issue for creating a contemporary urban precinct supported by a range of sport and leisure facilities'.

Again, leaving the district for sporting activities does not contribute to vibrancy in the Woden Town Centre.

The 2016 Labor and Greens Parliamentary Agreement includes a commitment to undertake feasibility studies into the construction of two multi-purpose indoor sports centres in Woden and Gungahlin.

We look forward to contributing to the delivery of this measure.

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Active living/ connectivity - identification of alignments for cycle paths;

We agree with the Master Plan that states that 'establishing a clear pedestrian and cycle network into the centre and along main routes will provide connections between the precincts and to public transport. The pedestrian and cycle network needs to provide easy access to the centre for people of all abilities. The main east–west connections in the centre will be strengthened to connect the mixed-use precincts and open spaces such as Eddison Park, the cemetery and the public ovals to the east of the centre. The main north–south pedestrian and cycle connections will be strengthened, particularly between the service trades area and the retail core, and across Launceston Street'.

The cycle network should be identified in the draft Variation in order to provide confidence in the development of the cycle networks and ensure they are not built out by developers.

Identification of open green spaces

The WVCC notes the significant loss of open green spaces in an ad hoc manner and without a plan for the requirements for open space in the future. Once open space is provided for other activities, for example, a development or a cemetery, it cannot be retrieved and reinstated as open space again.

The WVCC does not support:

- the rezoning of the Arabanoo Park to community facilities as the need has not been identified.
- the use of 3 hectares of Eddison Park to expand the cemetery. This may be an appropriate site for the multi-purpose sports hall or any number of more vibrant activities.
- the loss of the open green courtyards at the Alexander and Albemarle sites.
- Green space should be retained on Athllon Drive as much as possible

Although not included in the draft Variation, the WVCC does not support using three hectares of Eddison Park to expand the cemetery. The Plan highlights that as the Town Centre grows and more residential development is introduced, Eddison Park will become even more important as a green space for local residents. It will be important to make the connections between the Centre and Eddison Park as attractive and safe as possible to realise the park's full potential.

The Conservator of Flora and Fauna commented on the Code:

'Where it is intended in the Master Plans to have areas remain as either 'public space' or 'open space' for recreational and exercise opportunities, or the retention of pedestrian routes, then it is recommended that the opportunity be taken to have these areas shown in the Precinct Code for that purpose, or the areas zoned as urban open space. This will ensure that these areas are protected into the future and are not subject to development'.

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The WVCC supports the development of a long term solution for our burial needs. The loss of our loved ones is a very important issue and should be prioritised as such with a Budget commitment to build the Southern Cemetery.

Environment

The Plan states that better quality green spaces in the centre will provide attractive spaces for people to linger and enjoy. Large canopy trees will provide shade and improve pedestrian amenity. Trees also provide the canopy for birds.

In light of the closure of the CIT, the WVCC supports identification of community facilities, the inclusion of cycle paths, open green spaces and deep rooted trees in the draft Variation to ensure they are protected from future development.

Light rail

The WVCC requests the ACT government establish a team to undertake studies to integrate transport and land use planning and work across all areas of government to ensure the above fundamental needs of the community are met.

In response to a question from Ms Caroline Le Couteur MLA in the Legislative Assembly on 31 March 2017, Ms Meegan Fitzharris MLA responded as follows:

'The current master plan for the interchange assumed the participation of the owners of Westfield Woden Plaza in the redevelopment of the bus interchange precinct. The redevelopment of Woden Plaza to support the new interchange, as envisaged in the master plan, is unlikely in the foreseeable future. The design of the interchange precinct therefore needs to be reconsidered.

The design of the second stage of light rail will be integrated with the ongoing modernisation of the Woden Bus Interchange. The design of the new public transport node will progress as part of the current light rail master plan. The master plan will inform the funding and timing of future improvements'.

The current bus interchange may no longer be required and a better use for the area should be identified. We have a unique opportunity to provide a fantastic area between the Hellenic Club and the structured carpark to the south. This is a large area on the light rail alignment and could be planned to provide an entertainment precinct for the people of Woden, Weston and Molonglo.

The key is to design the area, inclusive of community facilities (that are not revenue raising) and allow the private sector to compete for development rights.

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Funding and Financing

The Government expects the private sector to contribute to public facilities as the incentive for the additional four storeys. This incentive appears to be for community facilities in the residential buildings, for example showers for active transport. There does not appear to be a method to fund community facilities for the whole community, for example a community centre, a pool, a basketball stadium or cycle paths.

Funding options need to be considered to fund community assets. An example of where funds may be sought to fund the assets is below.

Community Facility	Options	Cost	Funding options			
			LVC	Land tax and rates	Clubs and business	Grant
CIT	Close to the Town Centre	Consider repurposing building				
Community Centre	Close to the Town Centre	Consider repurposing building				
Multi purpose sports centre	New facility	\$20 million	\$7 million – LVC from residential and commercial developments	\$7 million – Land tax and rates from residential and commercial developments	\$2 million - Club poker machine community contribution	\$4 million - ACT Government grant
Pool	New facility Current pool develops	\$35 million	\$10 million - LVC from residential and commercial developments	\$10 million – Land tax and rates from residential and commercial developments	\$5 million - Club poker machine community contribution	\$10 million - ACT Government grant
Contributors			Developers Pool owner	Apartment owners	Southern Cross Hellenic Tradies Mawson Westfield	ACT Government

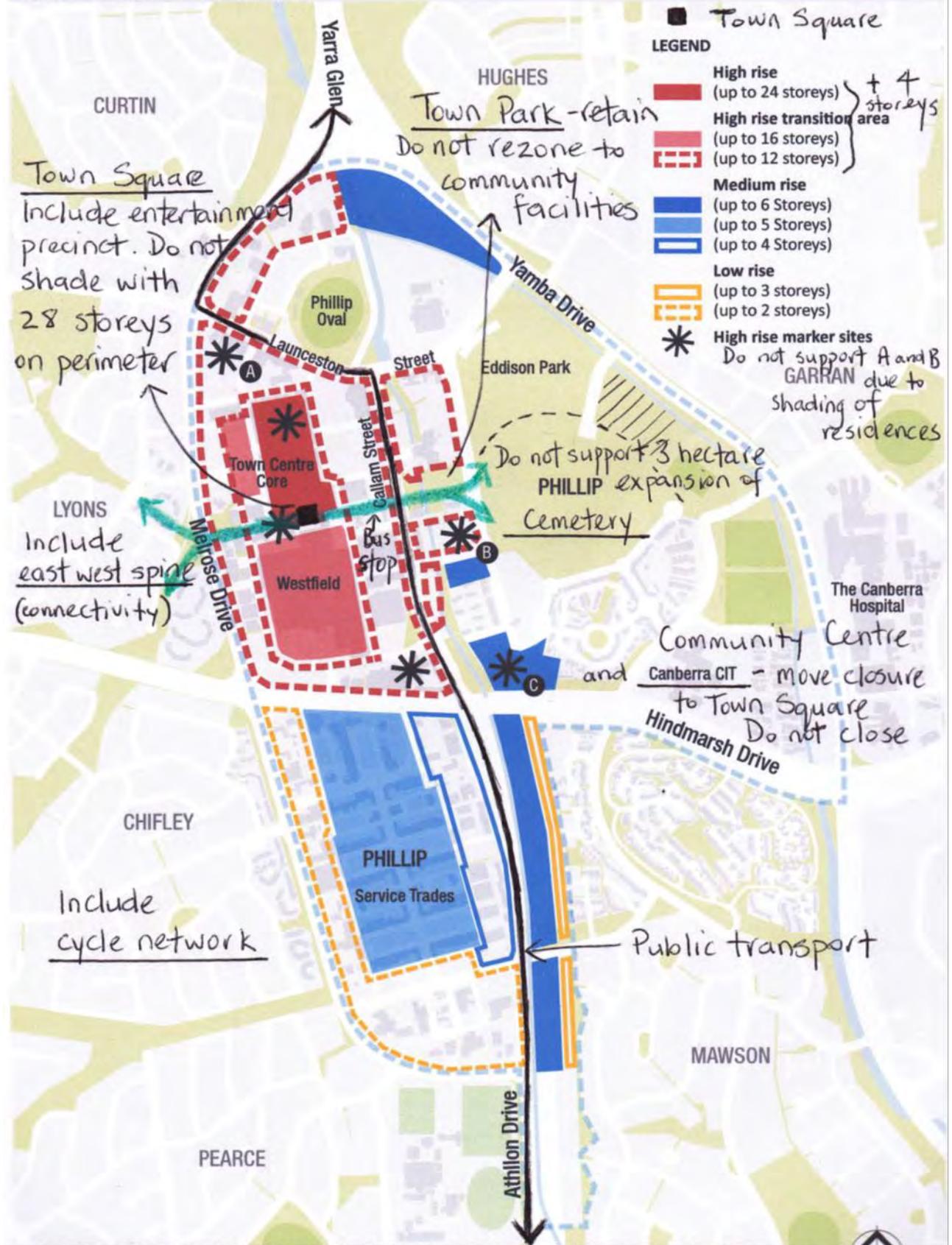
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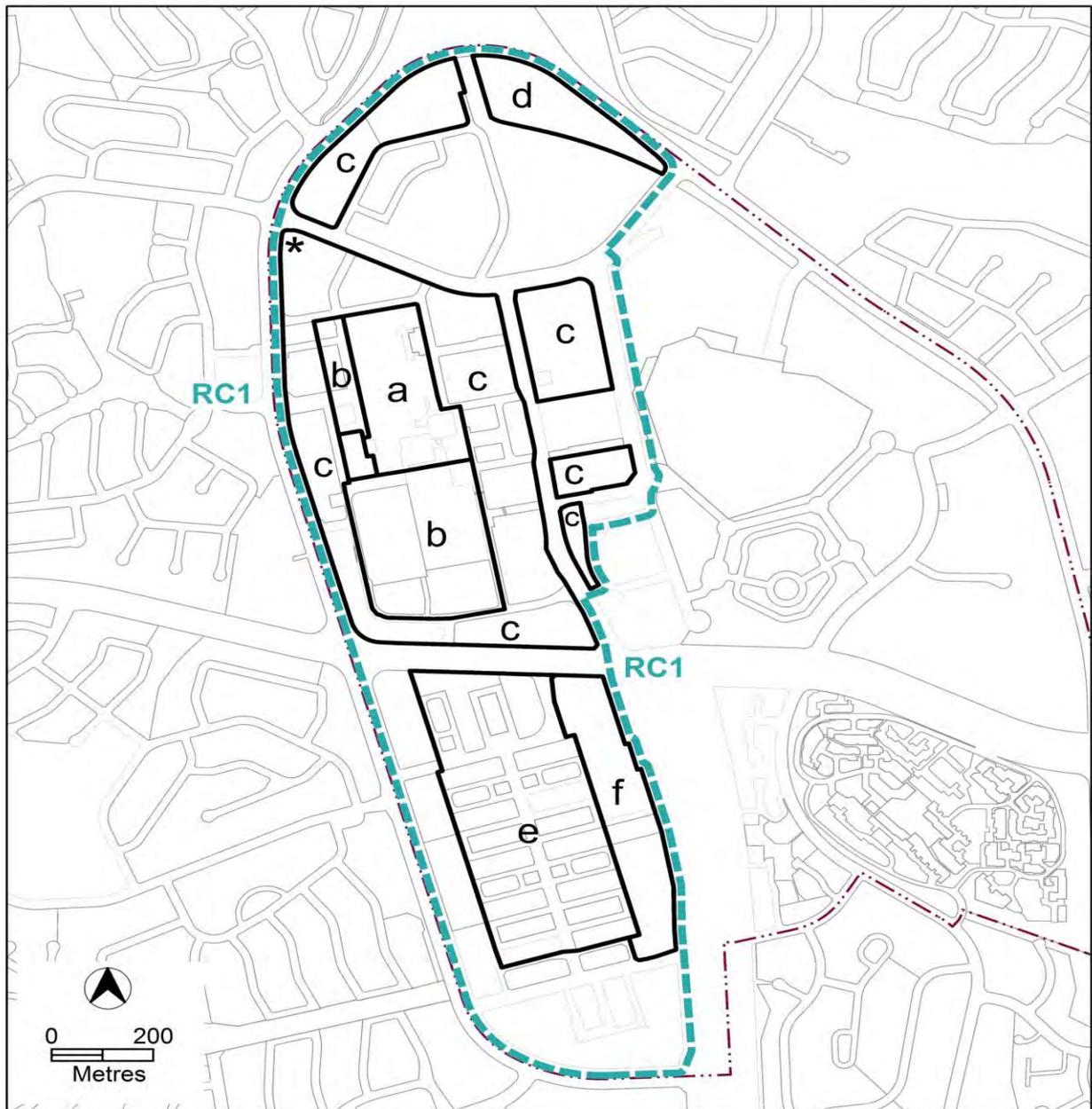
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Figure 42: Proposed building heights



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- a - 12 to 16 storeys with the existing 3 storeys on the Town Square
- b - 12 to 16 storeys
- c - 4 to 6 storeys on Callum Street (entertainment precinct)
- c - 4 to 6 storeys on Melrose Drive
- c - 12 to 16 storeys on Hindmarsh Drive (shades the road)
- d - 5 to 6 storeys
- e - 5 to 6 storeys

Building heights of 4 to 6 (medium rise) adjacent to the suburbs with 6 to 8 storeys for 'transitional' areas (with big trees in front similar to Mort Street in Braddon) for human scale. Some taller, 12 to 16 storey buildings, should only be permitted where they do not overshadow public spaces or other residential

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Comparison of the Town Centre precinct codes – the draft variation for Woden needs to include many of the elements included in the Gungahlin precinct code. Attachment C

Precinct Code	Draft Woden	Belconnen	Tuggeranong	Gungahlin
Date	March 2017	14 December 2012	21 August 2015	28 August 2015
Building heights	28 storeys	No limit - Minimal detrimental impacts, including overshadowing and excessive scale	38m approx. 12 storeys	various
Road hierarchy	no	no	no	yes
Pedestrian and Cycle network	no	no	no	yes
Bushfire protection	no	no	no	yes
Leisure and Accommodation area	no	no	yes	no
Entertainment precinct	no	no	no	Yes – noise allowed
Public Transport stops identified	no	no	no	Yes – provide comfortable environment for public transport patrons
Sites for surface public car parking	no – can be developed	no – can be developed	no – can be developed	yes
Design of public realm	no	no	no	Hibberson Street Gungahlin Place
Active frontage	yes	yes	yes	yes
landscaping	1	no	some	Yes - Inc. trees around car parks to provide shade
Major community and recreation facilities precinct	no	no	no	Yes - building height 14m Minimal detrimental impacts, including overshadowing and excessive scale

There is not equity between the features of the town centre precinct codes.

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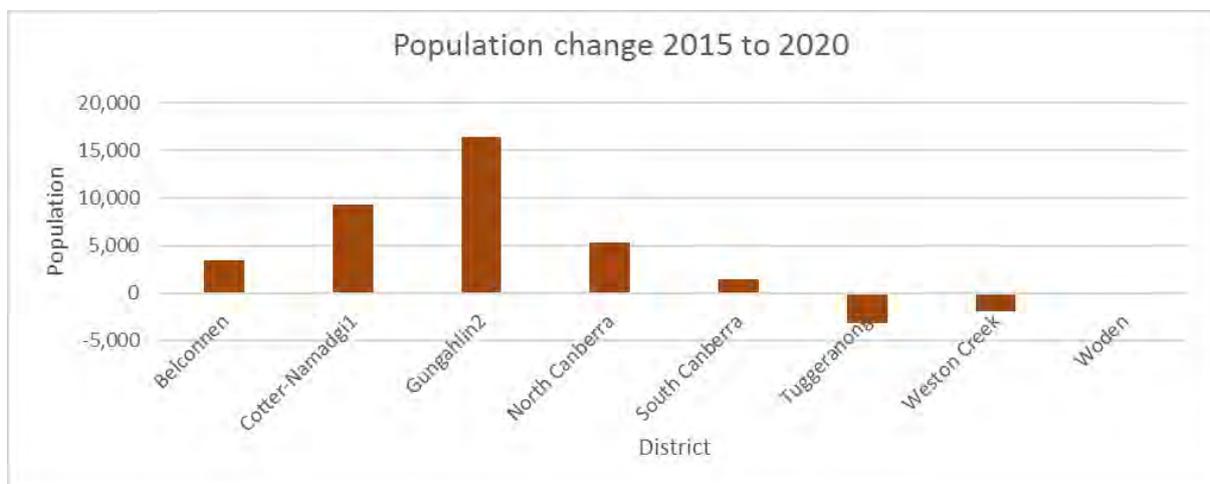
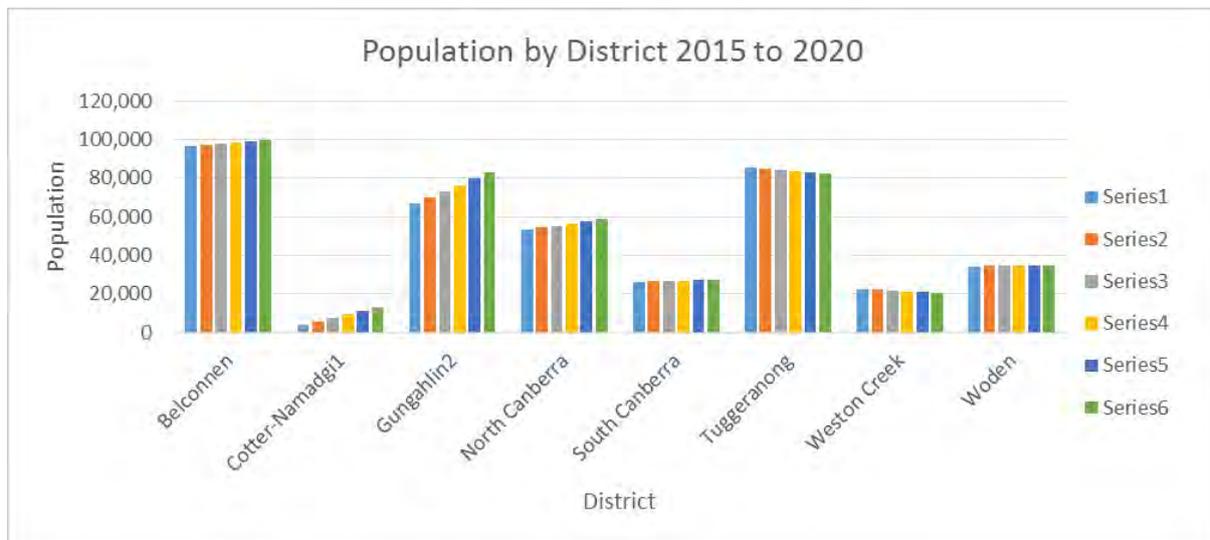
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The recent population projections (2017 to 2020) for Canberra forecast a decline in the population in the south of Canberra and an increase in the population in the north of Canberra.

‘Weston Creek’s population is projected to decline by 7 per cent; Tuggeranong’s population to decline by 3 per cent and no population growth is expected in Woden’.

Population projections are used by the ACT Government in the planning of service and infrastructure delivery to the community. They also provide the basis for assessing future requirements for residential and commercial land, housing, public utilities, and the provision of a wide variety of services.

The WVCC would like an understanding of the assumptions underpinning these forecasts as there is significant densification taking place on the suburbs, the draft Variation provides for residential towers and the Government has committed to stage 2 of the light rail to Woden.



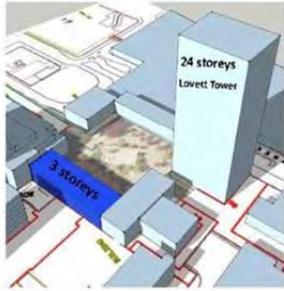
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Overshadowing of the Woden Town Square

Attachment E

Block 1 Section 8 Phillip
Shadow Analysis
21 June - winter solstice

ATTACHMENT 1



EXISTING 3 STOREYS



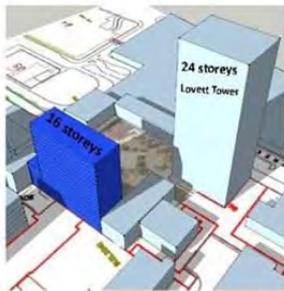
EXISTING 9AM



EXISTING 12PM



EXISTING 3PM



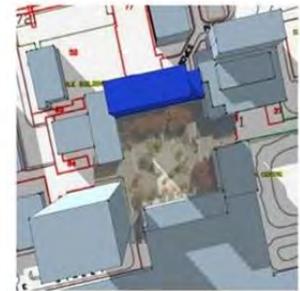
16 STOREYS



9AM



12PM



3PM

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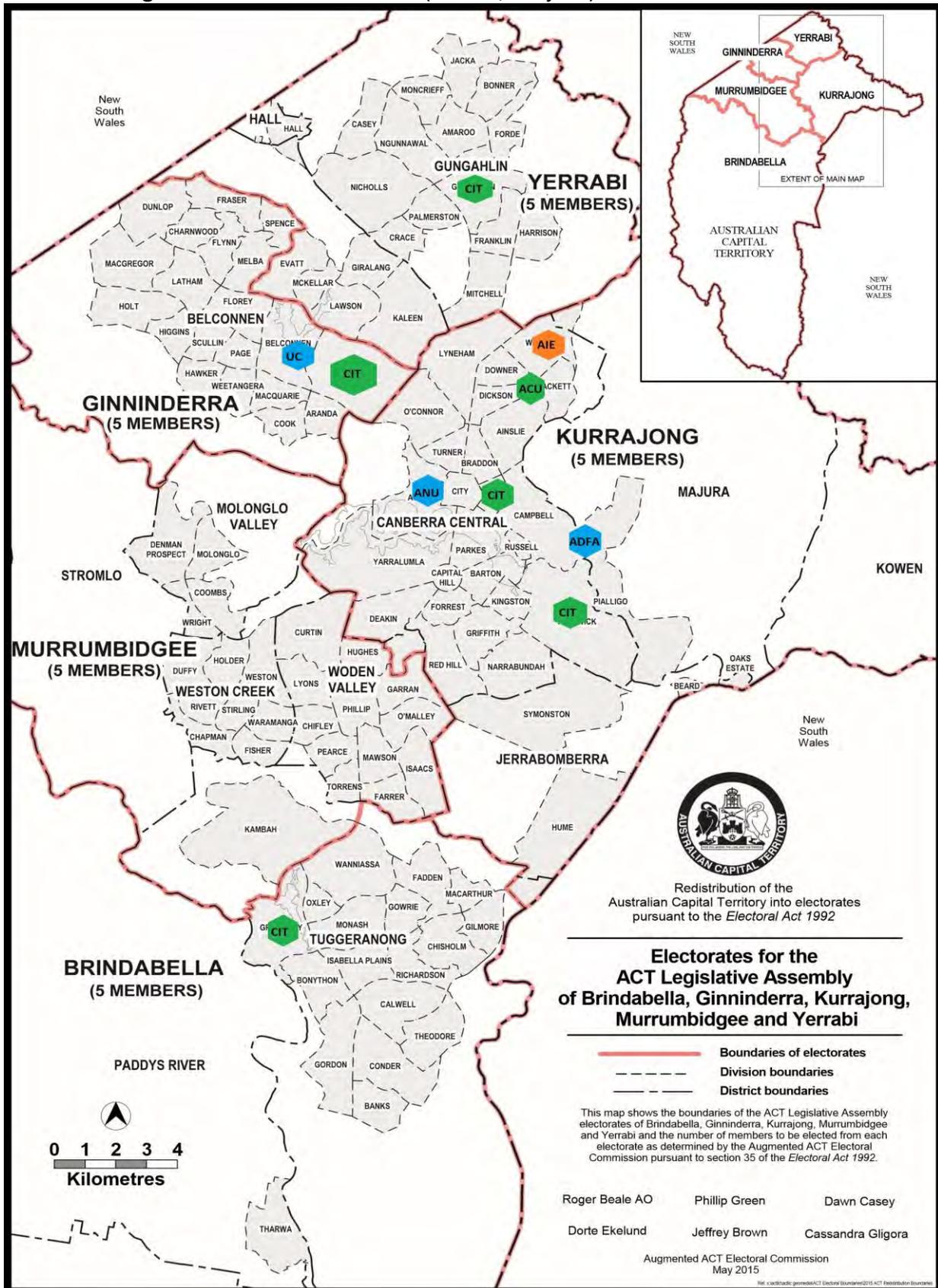
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Location of Higher Education in Canberra (and 16,000 jobs)

Attachment F



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ACT
Government
Environment and Planning

Woden Town Centre

Master Plan



NOVEMBER 2015



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Definitions

Active frontages occur when people can interact between the buildings and the streets and public spaces, such as shop fronts, building entrances and transparent building facades.

Active travel is travel that involves physical activity, such as walking and cycling. Active travel can also include the walking and/or cycling involved when using public transport.

Active uses are uses that generate activity at the ground floor. Active uses include cafes, shop fronts and building entrances.

Blocks and Sections are how areas of land are identified in the ACT. The city is divided into divisions, suburbs, sections and blocks. The Territory Plan zoning determines what activities/uses can occur on the blocks. Blocks are usually leased to one entity.

Built form relates to the buildings, associated structures and surrounding public spaces.

Human scale reflects a sympathetic proportional relationship between the built form and human dimensions where people are not overwhelmed by the built form. Human scale contributes to a person's perception of buildings or other features in the public domain. It is typically referred to when discussing the bulk and scale of development.

Land use zones are allocated by the Territory Plan to all land within the ACT that define what land uses can or cannot occur on a piece of land. Zone categories are residential (RZ), commercial (CZ), community facility (CFZ), industrial (IZ), parks and recreation (PRZ), transport and services (TSZ), and non urban (NUZ). Sub-categories provide more specific controls, for example RZ1 is a residential zone for low density housing in suburban areas while RZ5 is a residential zone for high density housing in urban centres and along major transport routes. See more about the zoning system at www.legislation.act.gov.au/ni/2008-27

Mixed-use development includes a mix of complementary land uses such as restaurants and small shops at ground level and residences above. Mixed uses can be horizontal or vertical.

Podium or building base refers to the lower storeys of a tall building that passersby see and interact with. It is designed to present an appropriate human scale to the streets and public spaces. Podiums can be used to transition down to lower-scale buildings, and minimise the impact of parking and servicing areas.

Shared-use path is a path that is restricted to non-motorised transport. With the exception of motorised wheelchairs and power assisted pedal cycles. Both pedestrians and cyclists share these paths.

Shared zone/shared spaces is a road or place where the road space is shared safely by vehicles, pedestrians and cyclists. A shared space may include the removal of traffic lights, pedestrian barriers, road markings and kerbs to give equal priority to all users and require negotiation between users.

Solar access is the ability of a building or public space to receive sunlight without obstruction from other buildings.

Surveillance or passive surveillance is the 'eyes on the street' from residents and people going about their daily activities to create a sense of safety onto streets and public spaces.

Transit-oriented development is the creation of compact, walkable development located around high quality public transit systems.

Urban grain is the street pattern, size and distribution of blocks, scale of buildings and their relationship to each other. Urban grain includes the hierarchy of streets, the pedestrian connections, public places and linkages to public transport.

Visual cues are elements in the public domain that contribute to a person's understanding of a place. For example, buildings may gradually get taller as you travel closer to the town centre, providing an understanding that you are approaching a major centre.

Water sensitive urban design is the planning, design or construction of the built environment to minimise water runoff and ensure any runoff causes the least amount of damage. It is also about wise use of that water to improve our urban environment.

Wind shear refers to the potential for down draughts from taller buildings or accelerated winds from tunnelling between buildings onto public spaces.







Executive summary

The ACT Government has prepared master plans for Woden town centre and Mawson group centre, including the Athllon Drive corridor between these centres. While both centres have been considered together throughout the master plan process, two master plans have been prepared as each area has its own community interests, characteristics, opportunities and challenges.

The master plan for Woden town centre (the centre), which includes a review of the 2004 Woden Town Centre Master Plan, provides a new vision, planning principles, spatial framework, planning strategies and policies. The directions in the master plan respond to current development pressures and consider the strategic planning directions and policies, background analysis and community and stakeholder engagement activities undertaken as part of the master plan process.

The 2004 master plan identified a number of issues, some of which remain. For example, access into the centre, access to community facilities, lack of activity facing onto the streets and quality of the public domain were consistently raised as issues for the centre.

Community engagement in early 2015 consistently found general support for most of the proposed strategies in the draft master plan. There was a good level of support for improvements to public transport, cycle and pedestrian networks and improvements to the public domain. There were mixed views on the proposed building heights in the town centre, with slightly more people agreeing to the proposed building heights. However, lessees in the centre raised concerns that the introduction of building heights, particularly the 12 storey height limit, could potentially make some sites challenging to develop in the short term. Concerns regarding the declining workforce in the town centre and the potential impact on local businesses were consistently mentioned.

The centre is entering a new phase of development, with a number of ACT Government initiatives and private developments underway or being planned.

The bus interchange improvements, together with the possible expansion of Westfield Woden, offer new opportunities to better integrate public transport with the cycle and pedestrian networks.





Planning for the existing community centre and CIT campus could move the focus of community activities from the western side of the centre close to the new bus station. Additionally, residential development being planned by the private sector on the western and eastern edges of the centre will bring more people into the centre outside of the usual working week.

The centre is a major employment hub, with the Australian Government and retail sector being the largest employers. The recent loss of some government employees from the centre was continually raised as a concern by the community during the master plan community engagement. This master plan identifies the need to retain land for large employment providers for the long term and will provide opportunities for redevelopment to occur as circumstances change. Other strategies identify ways to bring people into the centre and encourage new businesses to support a night-time economy, such as restaurants, cafes and recreational uses.

Several opportunities are identified in this master plan for capitalising on the centre as a metropolitan hub for Canberra, enhancing the street and open space networks, improving the urban design and identity of the centre, making the centre more accessible for sustainable modes of travel, providing more housing choice for the Woden Valley and strengthening the centre's role as a place to work, shop, live and play.

The planning directions for the Phillip service trades precinct from the 2004 master plan are reinforced in this master plan with a mix of uses being encouraged. Residential development in the central areas will ensure the precinct can continue to provide important trade services in other areas of the precinct. The central courtyards and wide streets offer opportunities to improve the public spaces.

The master plan identifies longer-term opportunities for the Athllon Drive corridor to introduce medium and high-density residential development and new recreation opportunities that will be integrated with improvements to Yarralumla Creek. Residents living in this corridor will be able to take advantage of rapid public transport and a well-connected cycle and pedestrian networks to easily and safely access the centre.

The master plan builds on the centre's strengths, providing a long-term vision for the town centre. It seeks to improve the opportunities for social interaction, liveability for residents, accessibility and quality of the streets and public spaces.

The master plan provides a new vision for the centre:

Woden town centre is a major community and commercial hub for the Woden Valley and wider Canberra region. It will be a place that attracts people to live, work, socialise and enjoy throughout the day and evenings. The town square is the central focal point for social and community activity that will connect people to a network of safe and active streets and public parks.

Ten planning strategies are recommended with a focus on:

- sustainability
- future built form and character
- transport and movement
- parking
- activating the public domain
- future office and employment opportunities
- access to community facilities, sport and recreation
- town centre living
- redevelopment opportunities in the service trades area, and
- opportunities for new residential development in the centre and along Athllon Drive.







1. Introduction

In 2004, the ACT Government released a master plan for the Woden town centre (the centre) that analysed a series of planning considerations and made recommendations to guide the future growth of the centre.

A number of recommendations from the 2004 master plan have been realised such as the new police station, upgrades to the Phillip enclosed oval and sale of land for a structured car park on the western side of the centre. Changes to the bus interchange are now underway.

In 2012, key strategic planning documents for the ACT were introduced including the ACT Planning Strategy, Transport for Canberra and AP2: A New Climate Change Strategy and Action Plan for the ACT. The ACT Planning Strategy encourages a more compact city by focusing urban intensification in town centres, around group centres and along the major public transport routes. The ACT Planning Strategy identified Woden town centre and Mawson group centre for investigation for urban intensification in association with the Athllon Drive rapid transit corridor.

In February 2014, the ACT Government released a discussion paper outlining some of the key planning issues for both centres to help generate discussion and draw out the community's issues and ideas. The Woden town centre and Mawson group centre were considered together to allow comprehensive analysis of a diverse range of strategic planning issues and the relationships between the two centres. Figures 1 and 2 illustrate the master plan study areas.

A separate master plan has been prepared for each centre as each centre has its own community interests, characteristics, opportunities and challenges. The plans were guided by the ACT Planning Strategy, Transport for Canberra, the climate change strategy, extensive background analysis and, where appropriate, issues and ideas raised during community engagement. The ACT Government released the Woden Town Centre Draft Master Plan for community comment in January 2015, with the feedback received used to prepare this final plan.

This Woden Town Centre Master Plan provides a review of the 2004 master plan and recommends a new vision, spatial framework, planning strategies and recommendations that respond to the development pressures experienced in the centre.

1.1 Master plan study area

The study area for the review of the 2004 Woden Town Centre Master Plan is illustrated by the dashed blue line in Figures 1 and 2. The master plan area is located in the suburb of Phillip and bound by Melrose, Athllon, Hindmarsh and Yamba Drives.

The master plan study area includes Woden town centre, Phillip service trades area, Athllon Drive corridor and the recreation precinct north of Launceston Street. It encompasses the eastern edge of the centre containing Eddison Park, Woden Cemetery, Phillip ovals, residential development and Canberra Institute of Technology (CIT). The Canberra Hospital is not included, but is an important consideration as it is a large employment hub at the eastern edge of the study area and provides important services for the Canberra community and region.

In 2013, the population of the Woden Valley was 34,657 and Phillip was 2188. Most Phillip residents reside in Swinger Hill. Compared to the ACT population, Woden Valley is under represented in the 15 to 44 year age groups and over represented in the 55 years and over age groups. However, in Phillip (including the Woden town centre) the population is skewed towards the 20 to 39 year age groups.

The centre is a significant employment base within the ACT, with Australian Government departments and retail being the largest employers. The centre has a number of important community, education and recreation uses including Woden Community Services, child care facilities, health-related facilities, Woden Library, Canberra College, CIT, Eddison Park, pocket parks and ovals.

Unlike other town centres in the ACT, Woden town centre does not have a large water feature such as a lake. However, the centre benefits from the parkland setting of Eddison Park, Woden Cemetery and the playing fields in the east of the town centre. Yarralumla Creek, which runs along Athllon Drive and Callam Street, also has the opportunity to provide an interesting focal point as the centre grows.

Lovett Tower at 24 storeys is the tallest building in the centre and can be seen from several vantage points in Canberra, including Red Hill Lookout and the National Arboretum.



Figure 1: The Woden and Mawson master plan study areas

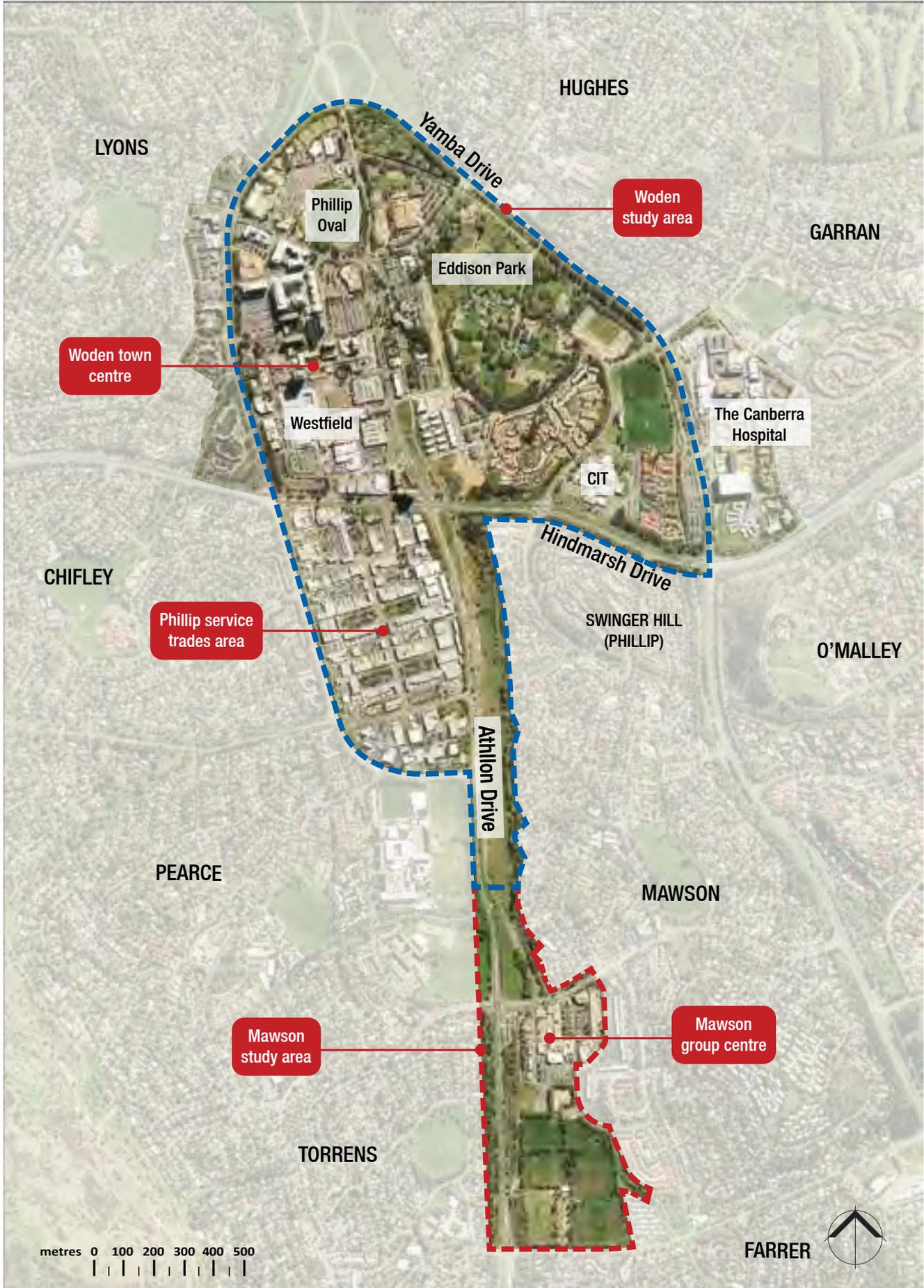




Figure 2: The Woden Town Centre Master Plan study area

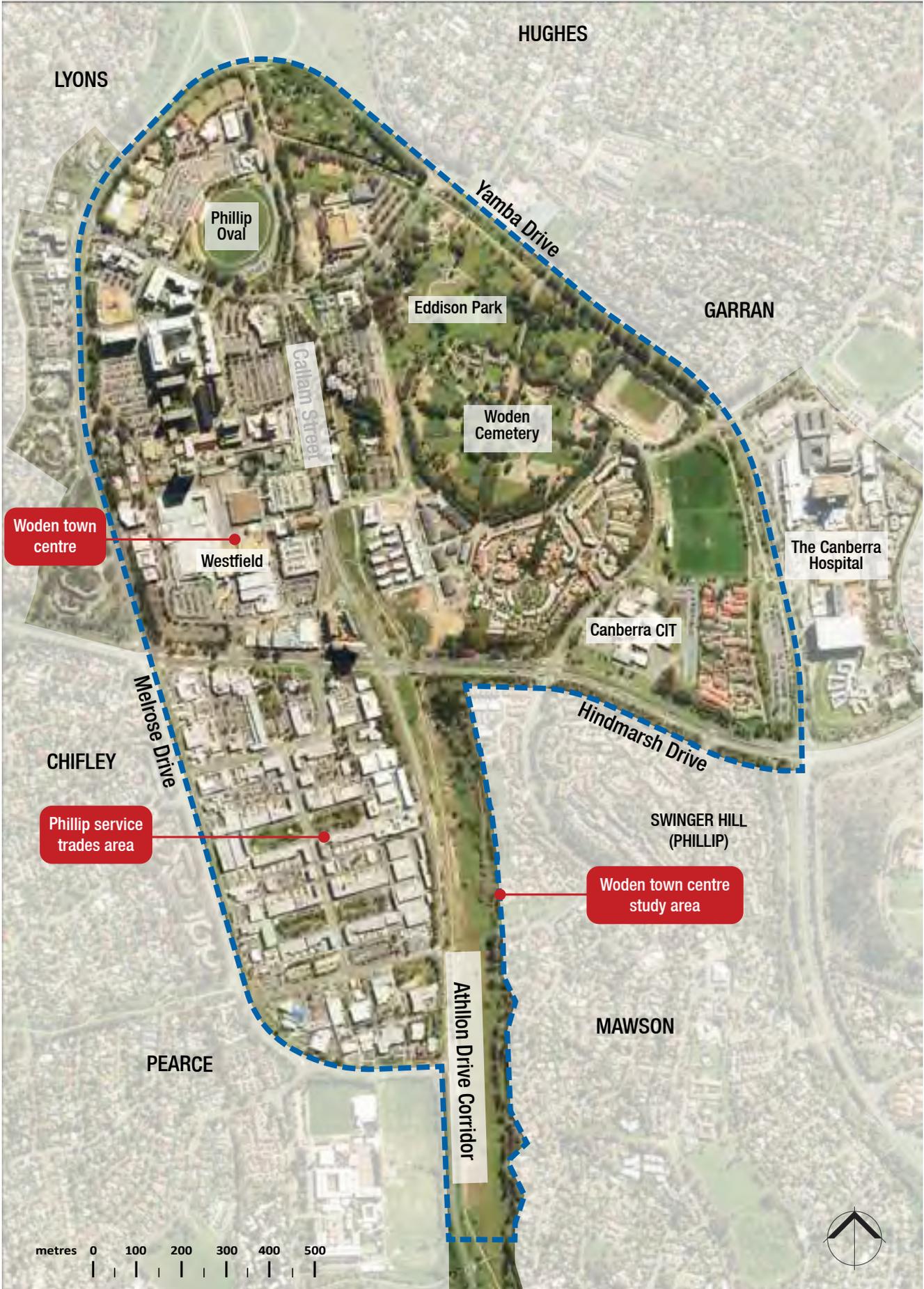




Figure 3: Block and section map





1.2 Block and section map

Under the Territory Plan, Canberra is divided into divisions, suburbs, sections and blocks, with blocks usually leased to one entity. Blocks and sections are referred to in this document. Figure 3 provides a quick reference to help the reader identify blocks and sections within the master plan area.

1.3 What a master plan does

A master plan defines what is important about a place and identifies opportunities for preserving and enhancing the quality of that place. A master plan offers town and group centres long-term planning frameworks for urban renewal and is guided by key actions and strategies identified in the ACT Planning Strategy for a more compact and efficient city by focussing urban intensification in these areas.

This master plan provides a vision, a spatial framework and strategies to guide the development of the Woden town centre over the next 20+ years.

A master plan is a non-statutory planning document that can recommend the following:

- **Planning policies**

Potential changes and inclusions in the Territory Plan take the form of a new precinct code. The Territory Plan is the key ACT statutory planning document that provides the policy framework for the administration of land use and planning in the ACT. It specifies what can and cannot happen on each block of land. A precinct code sits within the Territory Plan and provides place-specific planning controls. This master plan is informed by community feedback and makes recommendations for a new precinct code for the Woden town centre about appropriate land use, building heights, building setbacks and location of active frontages.

- **Opportunities for land release**

Land release is the sale of Territory-owned land. The supply and release of land in the ACT considers factors such as forecast population changes, household changes, demand for land and the capacity to cost effectively deliver key infrastructure and services.

- **Public domain upgrades**

Infrastructure and public space improvements are required to realise the vision and some of the strategies of this master plan. There are opportunities for the private sector to contribute to the public domain through partnerships with the government or as part of off-site works. Works undertaken by the ACT Government will involve further investigations by various government agencies and funding consideration through future government budget processes. Public domain upgrades that are undertaken by the ACT Government are based on a number of considerations including population growth, the age of existing assets and infrastructure and the wider budget context within the Territory.

- **Further studies**

These may be required to progress some strategies that are either outside of what a master plan can achieve or that may take more time to investigate.

The Woden Town Centre Master Plan responds to broader strategic planning policies for the ACT and background analysis on issues and opportunities in the centre. Community and stakeholder engagement played an important role in the development of the master plan, with the Environment and Planning Directorate consulting with Woden Valley residents, local businesses, community groups, ACT Government agencies and private interest groups. Background analysis and community engagement processes helped identify priorities for improving the centre, which informed this master plan.



1.4 Master plan process

The master plan process includes three main stages, as illustrated in Figure 4, with opportunities for stakeholders and the public to provide input in stages 1 and 2 of the master plan process.

The process commenced with Stage 1, which involved the gathering and analysis of information, including community engagement, to help inform the preparation of the draft master plan.

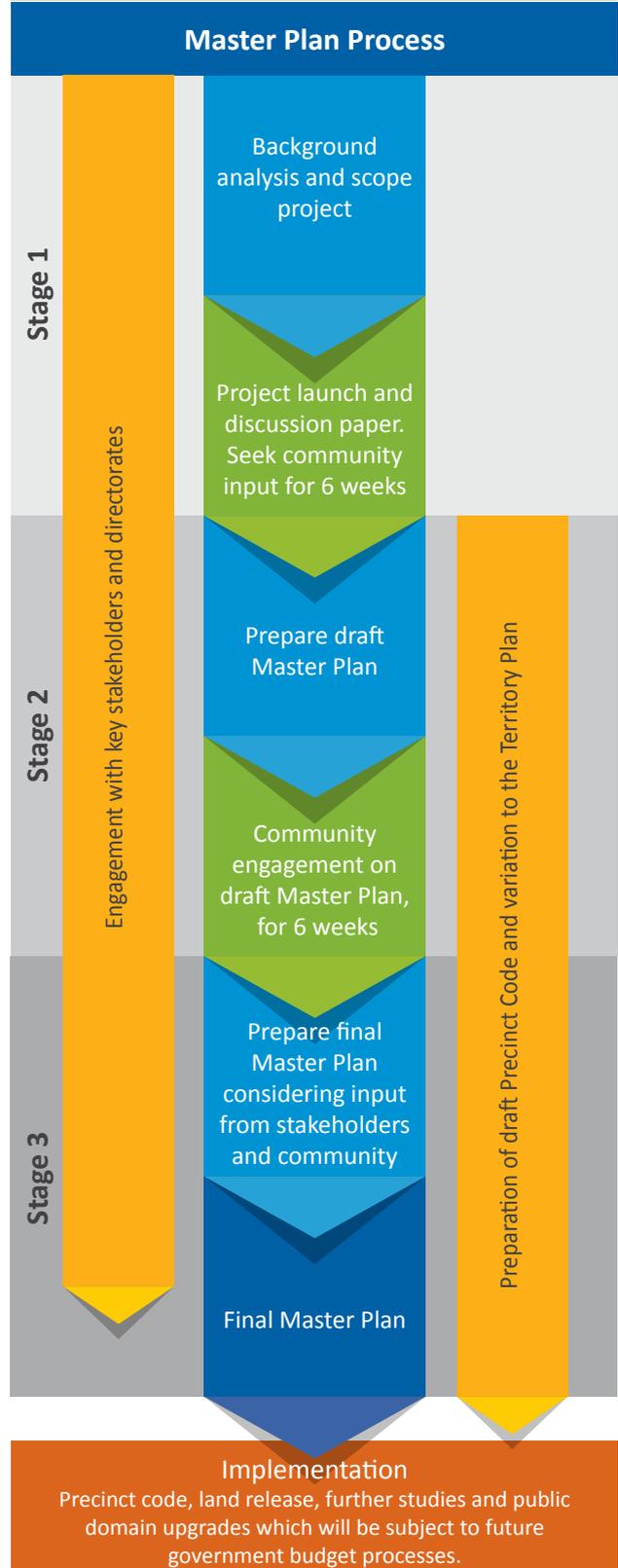
The draft master plan represented Stage 2 of the process. Feedback received from stakeholders and community during the six week engagement period was used to inform Stage 3, the development of the final master plan. The implementation of the master plan may include new planning controls in the form of a precinct code in the Territory Plan, potential land release, capital works recommendations and potential further studies. Figure 4 shows how the preparation of a precinct code runs concurrently with the master planning process.

1.4.1 Community engagement

Community engagement forms a critical part of the analysis in the early stages of the master planning process and in refining recommendations in the draft master plan.

The background and analysis section of this master plan and the community engagement reports provide details of how community engagement was undertaken. The engagement reports, which include a summary of messages heard from each stage of community engagement, can be seen at: www.act.gov.au/wodenandmawson

Figure 4: Master plan process





Trees on Bowes Street





2. Planning context

2.1 Strategic planning

The Woden Town Centre 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 applies to the Woden town centre.

2.1.1 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, and
- supporting convenient access to a range of facilities, services and opportunities for social interaction by reinforcing the role of group centres as community hubs.

The ACT Planning Strategy's first direction is of particular relevance to this process and promotes a more compact and efficient city by focussing urban growth in town centres, around group centres and along main transit corridors, as illustrated in Figure 5.

2.1.2 Transport for Canberra

Transport for Canberra (2012) is a companion policy to the ACT Planning Strategy. It seeks to integrate urban planning and transport to improve services in Canberra over the next 20 years. Key policy directions include:

- integrating land use and transport through the Frequent Network of public transit corridors
- making walking and cycling the easiest travel options to encourage active travel, and
- strategically managing the road network and parking.

In addition the importance of building an Integrated Transport Network will help to improve the efficiency and effectiveness of Canberra's transport network. Integrated transport networks generate economic opportunities and jobs. They are also a catalyst for creating vibrant and attractive urban environments.

Figure 5: ACT Planning Strategy focuses growth in town centres, around group centres and along transport corridors.





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 are:

- legislating emission reduction targets for the ACT in 2010: zero by 2060; 80% by 2050; 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 ACT Government Framework with its target of zero net operational emissions by 2020, and
- investing in public transport, including Capital Metro light rail, and improving the cycle and pedestrian networks.

2.1.4 ACT water strategy

The 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 a number of key components, 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 National Capital Plan includes 'designated' areas, which are areas considered to be of national importance and include the central national area, national institutions, diplomatic areas, Lake Burley Griffin, approach routes to the city and hills, ridges and buffers. While there is no designated land within the master plan area, the Woden Valley has large areas of designated land, such as the hills, ridges and buffers that provide separation between the Woden Valley and other districts. There is also designated land within the suburb of O'Malley to the south-east of the study area.

2.2.2 Territory Plan

The Territory Plan is the key statutory planning document in the ACT, providing the policy framework for the administration of land use and planning in the ACT. The purpose of the Territory Plan is to manage land use change in a manner consistent with strategic directions set by the ACT Government, Legislative Assembly and the community.

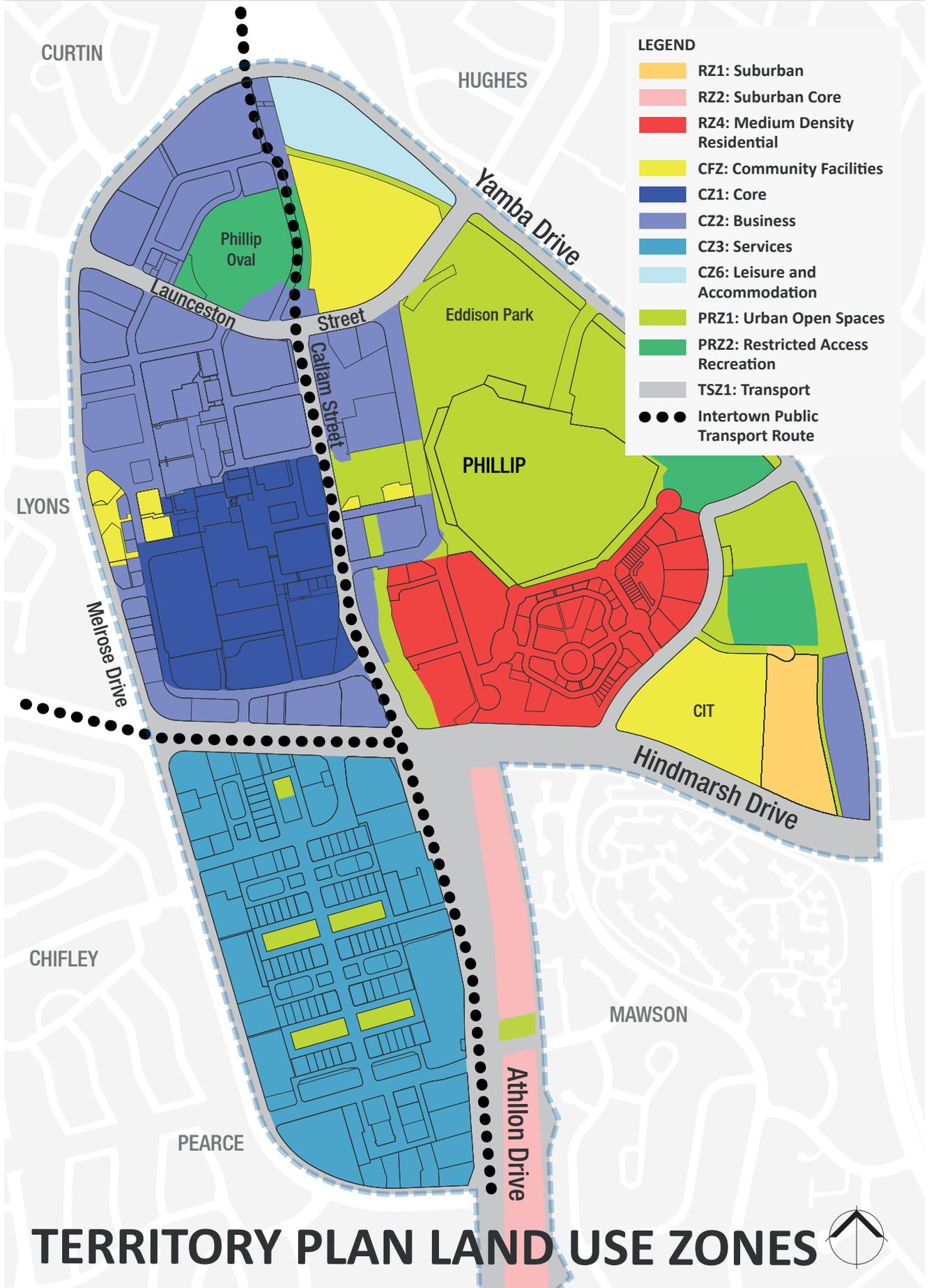
The centre is mostly zoned for commercial land uses, as shown in Figure 6. Land along Athllon Drive is mostly zoned as residential development (RZ2: Suburban Core), with open space (PRZ1: Urban Open Space) directly north of Mawson group centre. Key community uses have community facility zoning (CFZ: Community Facility).

A Territory Plan variation will be an outcome of this master plan. The variation will implement a new precinct code into the Territory Plan to update the current Phillip Precinct Code. A precinct code outlines place-specific planning controls such as land use, building heights, building design elements, building setbacks and where active frontages should be located.

Development applications for development in the centre are submitted and assessed against the Phillip Precinct Code and other general codes of the Territory Plan.



Figure 6: Territory Plan land use zones





2.3 Spatial context

Canberra is a planned city. In the 1960s the National Capital Development Commission, through the Metropolitan Plan for Canberra, identified several districts outside of the central area for development. Woden was the first to be developed under this approach.

Each district was planned with a hierarchy of commercial centres, including town, group and local centres. This structure was intended to help develop strong communities that had good access to services and jobs, and to reinforce Canberra's relationship with its setting. Town centres generally serve their wider district as the main commercial focus. Group centres provide shops and services for a 'group' of suburbs and local centres typically cater for a single suburb or precinct. The ACT Planning Strategy supports the centres hierarchy approach, and encourages a more compact city by focusing urban intensification in town centres, around group centres and along the major public transport corridors.

The centre is located centrally within its metropolitan context as shown in Figure 7. It is well serviced by main arterial roads and rapid public transport that link the centre to other group and town centres such as the city centre, Tuggeranong and Mawson.

The centre provides facilities and services to primarily serve the district of Woden Valley, which includes 11 surrounding suburbs (excluding Phillip). Services and facilities in the centre also support a wider district including the eight suburbs in Weston Creek. Other facilities, such as The Canberra Hospital and Woden Cemetery, provide services for the wider Canberra region.

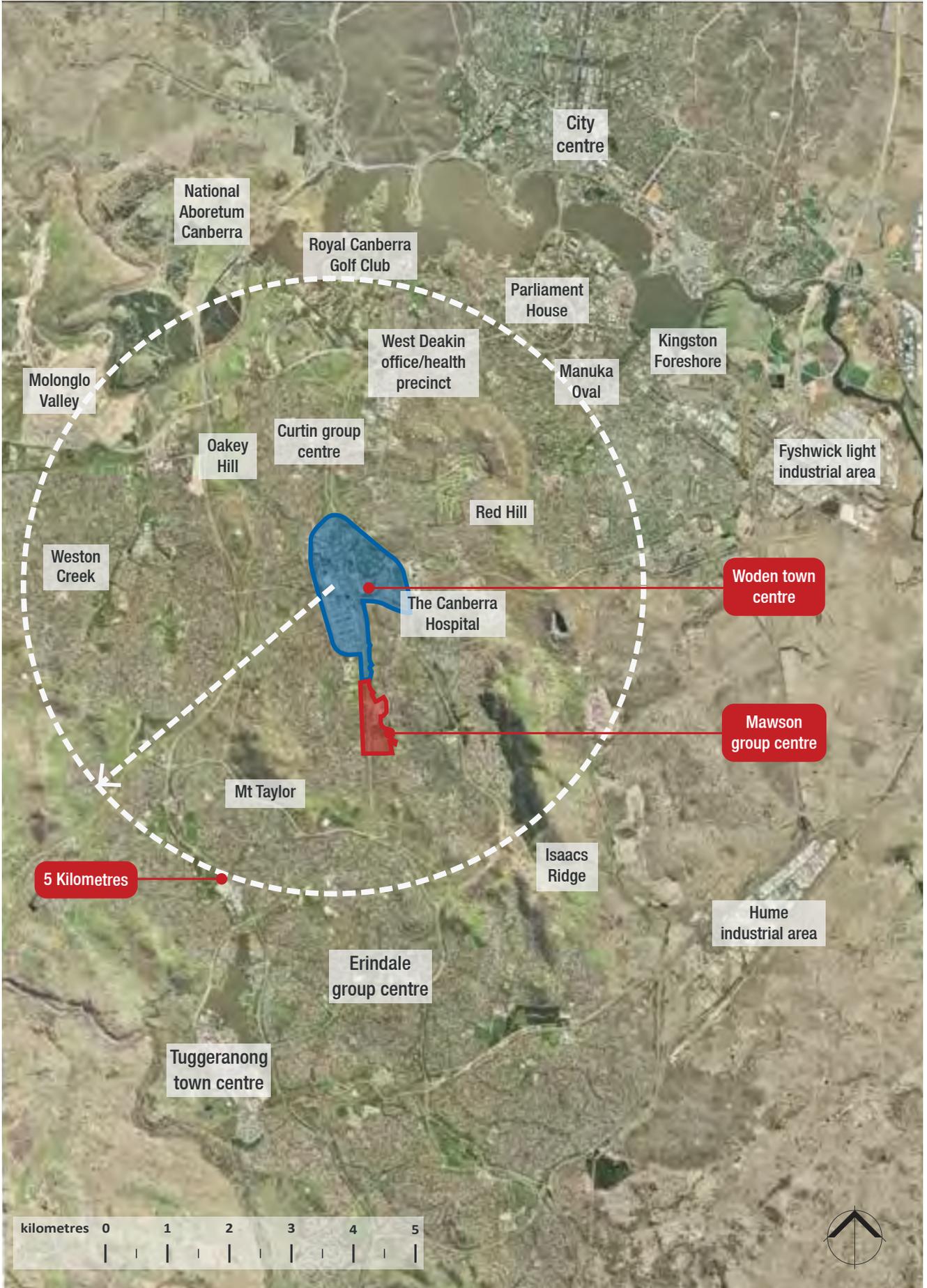
The centre serves as a significant commercial and community hub within the Woden Valley. In 2011, the centre employed an estimated 14,500 people with the main employers being Australian Government departments and retail. Other important facilities and services include:

- Canberra Institute of Technology
- Clubs
- Emergency services facilities
- Phillip enclosed oval
- Phillip Community Health Centre
- Phillip Swimming and Ice Skating Rink
- Woden Senior Citizens Club
- The Canberra College
- The Canberra Hospital
- Trade services
- Woden Cemetery
- Woden Community Centre
- Woden Community Services
- Woden District Youth Centre
- Childcare centres
- Woden Library (including the ACT Heritage Library)
- Woden Squash Centre.

The Woden–Weston Creek population peaked in the early 1970s at slightly above 60,000 and fell to about 57,100 in 2012, of which approximately 2200 currently live in Phillip. While most of the population in Phillip (which includes the centre) is located in Swinger Hill, recent residential developments in the centre core (Sky Plaza and Woden Green) are contributing to population growth.



Figure 7: Spatial context for the Woden town centre





2.4 Planning history

Woden Valley was Canberra's first new town, with construction of the town centre beginning in 1967. The first master plan for the centre was completed by the National Capital Development Commission in 1965 and envisaged a medium-rise centre in a cruciform layout, on a platform around a town square. The 1965 plan (Figure 8) established strong east–west and north–south pedestrian only connections that extended from the central town square. Taller development up to 20 storeys was proposed close to the town square. Building heights were planned to gradually become lower towards the edge of the centre.

Early planning proposed significantly large areas for surface car parking at the periphery of the centre to accommodate approximately 4000 vehicles. Large canopy trees were proposed in the car parks to provide shade and 'soften' the external appearance of the centre, contrasting with the hard landscaping of the internal pedestrian spaces.

Planning was further developed by the National Capital Development Commission in a 1968 master plan (Figure 9). The plan was designed to accommodate approximately 10,000 employees in government and private offices, shops, hotels, library, police station, post office and an adjoining area of service trades and motor vehicle sales. The 1968 plan defined a recreation and sporting precinct north of Launceston Street, which currently accommodates the Phillip Oval.

Several precincts established by the early planning are still evident today including the town square, retail centre, government office precinct, recreation precinct and Phillip service trades area.

Development through the 1980s and 1990s moved away from the structure established in the original planning. However the town square has remained a key focal point and public space that connects the land use precincts.

The 2004 Woden Town Centre Master Plan reinforced the general structure of the centre and introduced a number of new development proposals, some of which are now being realised. The following section outlines the 2004 master plan in more detail.

2.4.1 2004 Woden Town Centre Master Plan

The 2004 Woden Town Centre Master Plan provided a vision and a number of strategies for development in the centre. The vision was:

To foster growth of an innovative, safe and collaborative living and working environment that values the social and physical heritage of Woden town centre.

This review of the 2004 master plan is an opportunity to evaluate the implementation of that vision over the past ten years.

A number of strategies for development in the centre were considered: sustainability, built form, active frontages, public transport, open spaces, parking, walking and cycling. Figure 10 and 11 shows some of the key recommendations from the 2004 master plan.

Since the 2004 master plan was completed, a number of initiatives and development proposals have occurred including new residential development (such as Sky Plaza and Woden Green), redevelopment and refurbishment of office developments, upgrades to the enclosed oval and surrounds, the sale of a site for a structured car park on the western side of the centre and work on the new bus interchange. Several residential developments have been built by the private sector close to the retail core (Figure 12).

The 2004 master plan expressed the desire to 'break down' the segregated land use precincts by encouraging more active street frontages and residential development with a 'human scale' at ground floor level that incorporates awnings and colonnades. Other directions in the 2004 master plan included providing more compact car parking arrangements such as structured and basement car parks, and improvements to public transport.

Ten years after the master plan was prepared, a number of recommendations are still to be realised. However, given the extent of development that has occurred and the introduction of the ACT Planning Strategy and Transport for Canberra, it is appropriate to review the plan. Urban renewal of town and group centres is a core priority for the ACT Government and another driver for this master plan.

Planning controls in the Territory Plan are being evaluated as part of this master plan review, which may result in changes to the existing Phillip Precinct Code and Map.

Figure 8: Woden Town Centre Master Plan (1965)

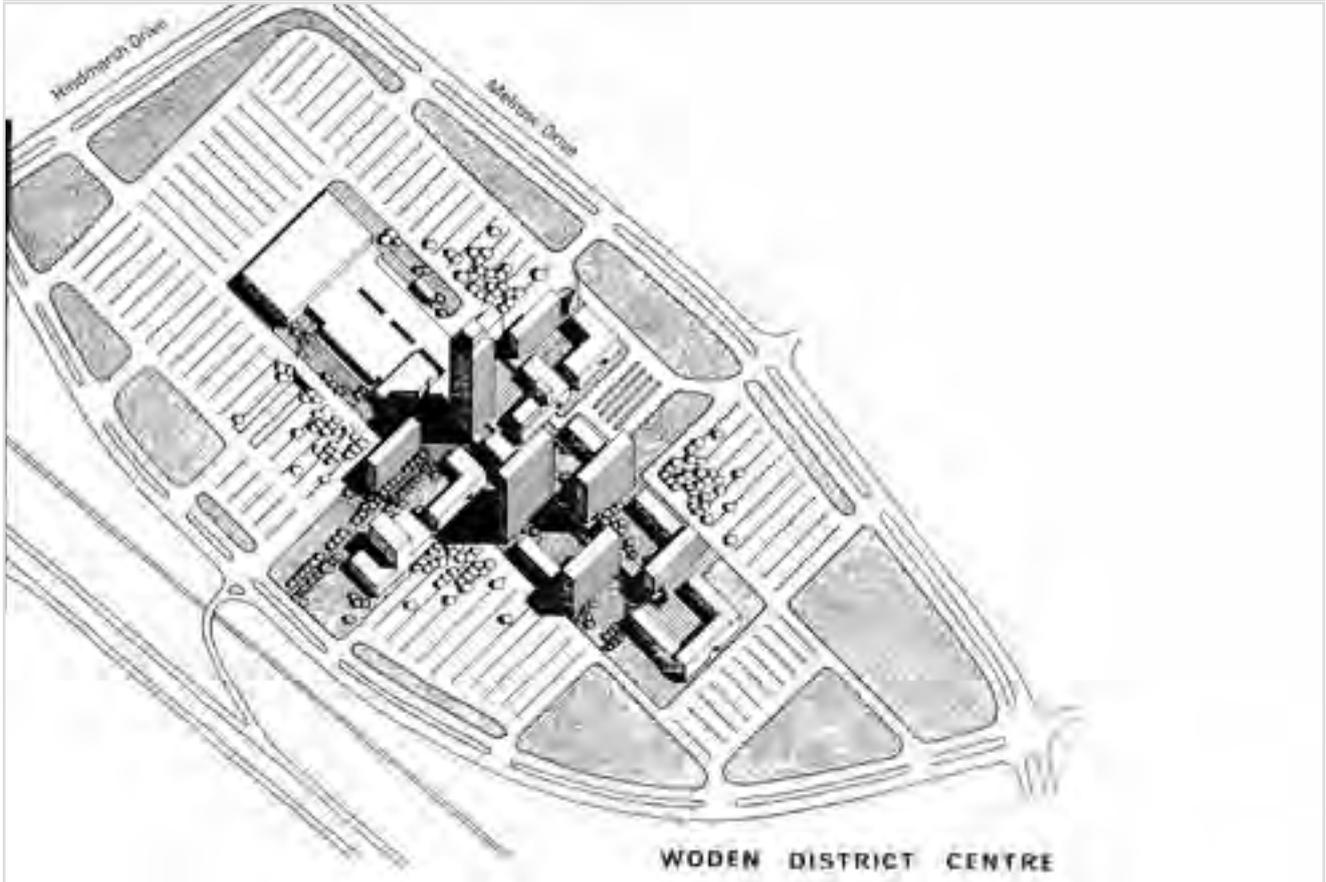


Figure 9: Woden Town Centre Master Plan (1968)





Figure 10: Woden Town Centre Master Plan, concept plan, 2004





Figure 11: Woden Town Centre Master Plan, 2004

LEGEND

- 1 New car park structure
- 2 Expanded existing car park structure
- 3 Short stay / community facilities car park
- 4 Redeveloped existing commercial building
- 5 New road connection to ease traffic congestion
- 6 Resigned major entry road
- 7 New commercial / mixed use building
- 8 New bus station
- 9 New retail development
- 10 New police station
- 11 New pocket park
- 12 New entrance to Plaza and active edges to Town Square
- 13 Possible new community facility
- 14 New residential buildings
- 15 New residential / mixed use
- 16 New marker building to define entrance to Woden
- 17 Feature of local / regional heritage value
- 18 Upgraded and enclose swimming pool and ice rink
- 19 Commercial / motel / serviced apartments to complement the sporting precinct
- 20 Upgraded Phillip Oval with commercial frontages to surrounding streets
- 21 Aged persons / residential
- 22 Gymnasium and fitness club
- 23 Clubs
- 24 Indoor sports hall
- 25 Lawn bowls
- 26 Inter-town public transport route
- 27 Natural ecological features along Yarralumla Creek
- 28 District park

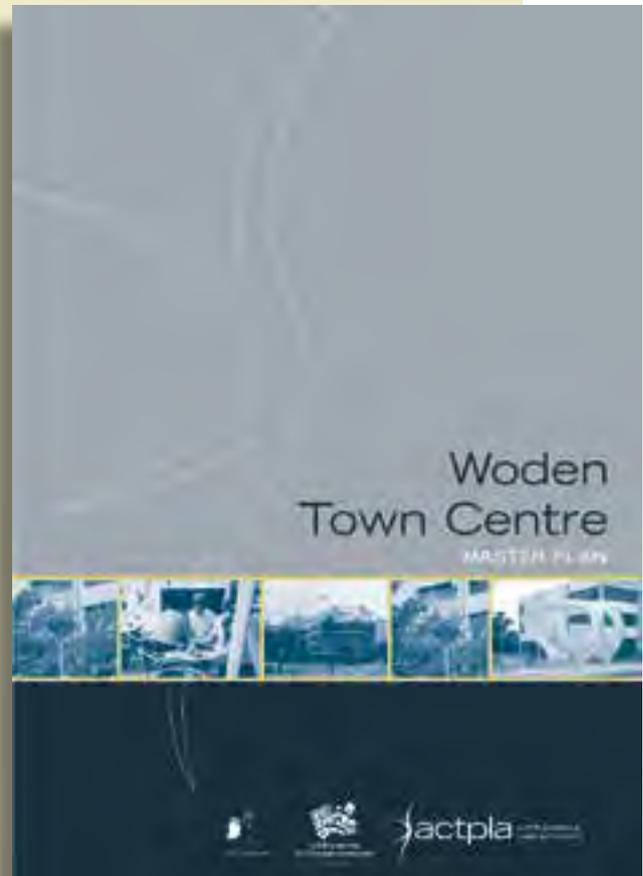
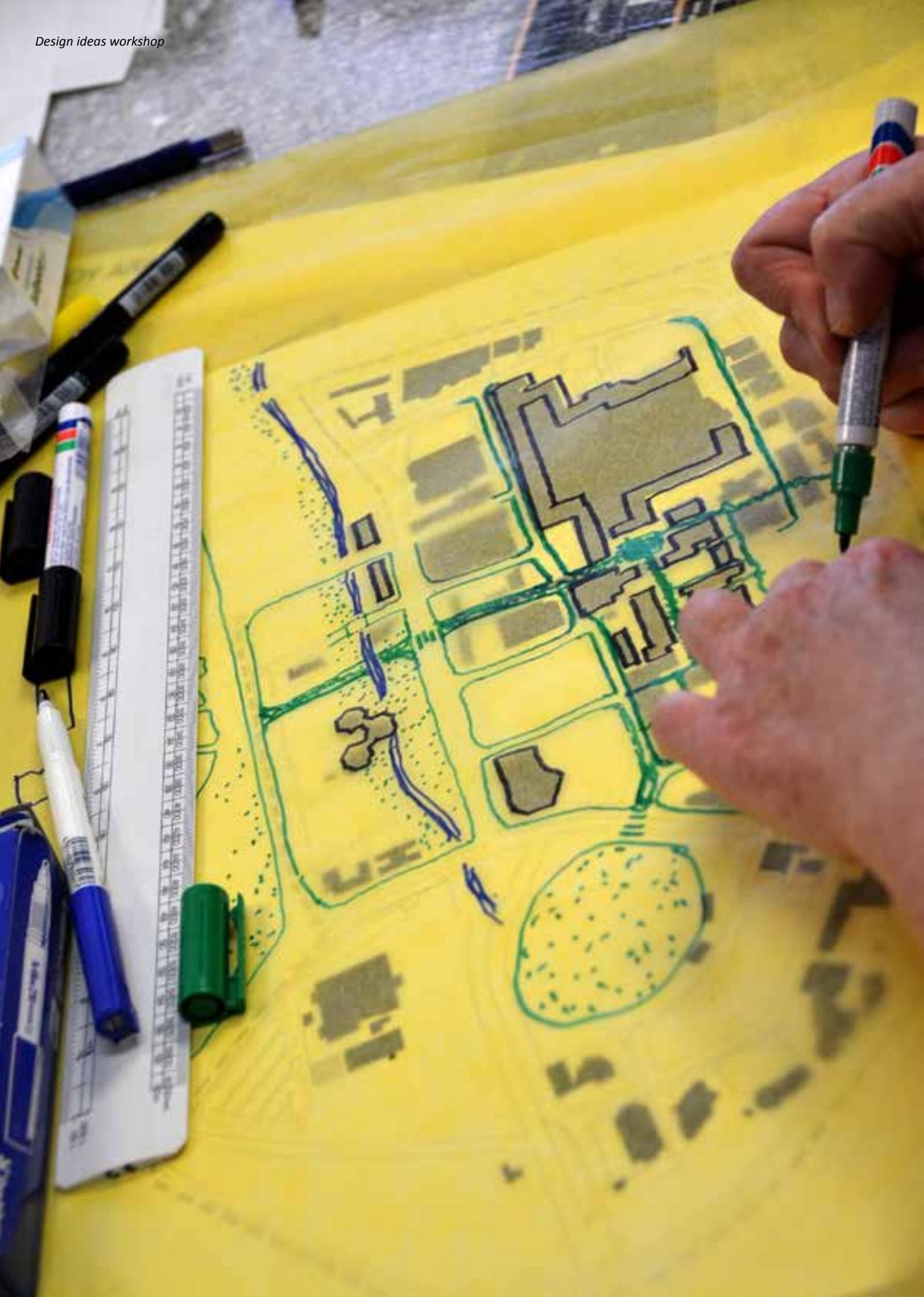




Figure 12: Development and initiatives that have been implemented since the 2004 master plan









3. Background and analysis

3.1 Community engagement

Consultation for the Woden Town Centre Master Plan included two main stages. Each stage informed the master plan as it evolved.

3.1.1 Stage 1 – February to April 2014

For the first stage of community engagement, Woden town centre and Mawson group centre were investigated concurrently. This allowed for comprehensive analysis and consideration of metropolitan transport and land use relationships, and infrastructure for the area. Stage 1 identified key issues from the community and stakeholders, and challenges and opportunities for each of the centres. Approximately 300 people participated.

Key messages from Stage 1 of community engagement included:

- general support for high-density, mixed-use residential development as a form of housing choice provided buildings are of high quality and contribute to the overall amenity of the public domain
- mixed views on building heights, with some supporting taller development in the retail core and others preferring buildings limited to the existing building heights
- mixed views about the Athllon Drive corridor, with some supporting transit-oriented development and others preferring retaining the corridor as an informal recreational/green space
- the need for better stormwater management in the Athllon Drive corridor
- mixed views towards residential development within the Phillip service trades area
- the need for improved traffic management, considering pedestrian and cycle connections across main arterial roads
- the need for improved cycle and pedestrian connections
- the need to consider supply and type of parking
- the need to consider the new bus station's location in relationship with other facilities
- agreement that current facilities are good, but are underutilised due to poor connections, lack of 'green' spaces and poor amenity of public spaces in general, and

- agreement that the centre requires more vibrancy and activation, particularly after-hours and on weekends.

Further information on community feedback from the engagement can be found in the Stage 1 community engagement report available at:

www.act.gov.au/wodenandmawson.

Where appropriate, these key messages and relevant background information informed the development of the draft master plan.

3.1.2 Stage 2 – January to March 2015

The second stage of community engagement sought community feedback on the draft master plan over a six week period. Analysis of the 24 formal submissions lodged and 99 feedback forms completed showed broad support for a number of the draft master plan's recommendations including better cycle connections and more residential development. New ideas and suggestions included introducing dog parks, planning for the aged and creating more green and recreation spaces.

Key messages included:

- support for the draft vision and principles
- mixed views on building heights, as there was concern regarding the quality of taller development
- strong support for the proposed cycle network and improved pedestrian connections
- strong support for residential development in the town centre core area and along the Athllon Drive corridor
- strong support for new community facilities to be located in the Town Park, and
- strong support for upgrades to the town square, streets and public spaces.

Further information on community feedback from the engagement can be found in the Community Engagement Report — Stage 2 available at:

www.act.gov.au/wodenandmawson.

Where appropriate, these key messages informed the development of this master plan.

3.1.3 Further engagement

Community engagement will also be undertaken on a variation to the Territory Plan through a separate consultation process.



3.2 Character and heritage

The suburb of Phillip is named after Captain Arthur Phillip, the first Governor of New South Wales and leader of the expedition to establish a settlement at Botany Bay. Six of the eleven ships from the first fleet were commemorated through the naming of buildings in Woden town centre, including Scarborough House, Alexander Building, Sirius Building, Penrhyn House, Borrowdale House and Fishburn House.

The buildings in the centre do not exhibit a high standard of architectural interest. However, there are four places registered on the ACT Heritage Register that are considered significant:

- Woden Library and Phillip Health Centre (1975–76)
- Woden Cemetery
- Callam Offices (1978) and
- Swinger Hill Cluster Housing (not in the master plan area).

Discovery House and Guardian House were assessed by the ACT Heritage Council in 2008 determined as not meeting the threshold for heritage significance. Guardian House has since been demolished.

3.2.1 Potential new heritage places or objects

A study of buildings, places and artwork was undertaken to assess the potential for new nominations of places or objects with any heritage value. Six items were determined to have merit and could potentially be new heritage places and objects including:

- Woden town square and pedestrian spine
- Sculptured Form artwork in the town square
- Woden Town Park and Arabanoo Park
- Eddison Park and
- Woden Youth Centre.

These places and objects have not been nominated to the ACT Heritage Register and require further assessment to determine if they are suitable for registration on the register.

3.3 Demographics

3.3.1 Population

Growth and change in Canberra's population generates demand for housing, offices, retailing, services, community facilities and associated infrastructure. At December 2014, the population of the ACT was an estimated 387,6001 with the population projected to reach 430,400 by 2021 and 493,500 by 2031.¹

In the Woden Valley, the population has increased from 32,832 in 2004 to 34,771 in 2014. This 5.9% growth rate over the past decade is a relatively modest increase when compared to other established centres including Canberra Central (23.2%) and Belconnen (11.4%).²

Compared to the ACT population, Woden-Weston Creek is under represented in the 15–44 year age groups and over represented in the 55 years and over age groups. However, the age structure of Phillip is dominated by the 20–39 year age groups and underrepresented in the 0–19 year age groups when compared to the ACT and Woden–Weston Creek. In 2014, the suburb of Phillip had an estimated population of 2320 (Figure 13). This compares to a population of 1747 in 2004 and 1991 in 2006.

Most of the population is located in Swinger Hill, with recent housing developments in the centre core contributing to population growth. Based on population projections, it is anticipated the population in the centre will more than double by 2031. Woden town centre has the opportunity to provide a different housing choice for a growing ACT population that is close to services, public transport, retail and employment.

3.3.2 Employment

In 2011 there were an estimated 14,500 workers in the centre, equating to approximately 6.6% of ACT employment. The main employers are Australian Government departments and retailing. Approximately 53% of employment in the centre is public administration.



Figure 13: Snapshot of Woden District and suburb of Phillip

POPULATION

Population in ACT

2004 328,940
2014 387,600
2031 493,500

Population in Phillip

2004 1,747
2014 2,320
2031 5,500+

Population in **Phillip** is anticipated to more than **double by 2031**

Median age

32.6 Median age in **Phillip**
40.2 Median age in **Woden Valley**
34.5 Median age in **ACT**

DWELLINGS

24,043 dwellings in **Woden-Weston Creek**

1300
Dwellings in **Phillip** (2011)

67%
Dwellings are detached
in the **Woden Valley**

Household types in Phillip

47% Single
25% Couples
12% Couples with children

EMPLOYMENT

14,500 Jobs in
Woden Town Centre (2011)

30%
Of **Woden workers** live
in the **Woden Valley**

53% of **jobs** in the **town centre**
are **public administration**
14% of **jobs** in the **town centre**
are in **retail**

TRANSPORT

Transport modes used by Woden workers

77% Car
13.4% Bus
4.7% Walk
2% Cycle

Where Woden workers travel by car from

35% Tuggeranong
28% Woden-Weston Creek
16% Central Canberra
13% Belconnen
7% Gungahlin



The establishment of major Australian Government offices in town centres has been one of the city's major planning achievements. At July 2014, the Woden town centre had the most office space of the town centres (189,300 m²). This compares to 162,200 m² at the Belconnen town centre, 150,200 m² at the Tuggeranong town centre and 4600 m² at the Gungahlin town centre.

The property market is cyclical and, in particular, influenced by the level of Australian Government activity. The level of vacancy in the centre was 10% in 1997 before falling to 0% in 2004 and increasing to 28% in 2010, when an additional 49,000 m² was added to the centre. The level of office vacancy at January 2015 was 15.7%.³

3.4 Land use

3.4.1 Land use zones

The centre is comprised of a number of land use zones. However the retail core, northern recreation precinct and the service trades areas are predominately made up of commercial land use zones, being CZ1: Core Zone, CZ2: Business Zone and CZ3: Services Zone. Each land use zone has its own Zone Objectives under the Territory Plan that outline the type of uses, mix of uses and the character.

Existing development in the CZ1:Core Zone land use zones mainly consists of the Woden Plaza (Westfield Shopping Centre), bus interchange, structured parking and other retail uses. The CZ1 land use zone provides the most flexibility in terms of allowable uses and restrictions on floor space.

Development in the CZ2 land use zone currently consists mostly of Australian Government offices and smaller commercial offices. Development in the CZ3 land use zone consists of a mix of services, retail, trades, offices and depots. The allowable floor space for shops and supermarkets in this zone is generally limited.

Residential use is permitted in all three of the above commercial land use zones.

Most sites in the centre are privately leased. There are only a few sites still owned by the ACT Government as illustrated in Figure 14. Most of the larger sites are surface car parks.

In November 2014 a draft variation to the Territory Plan was notified for the existing Strathgordon Court and adjoining land in Lyons. This site is located at the corner of Melrose Drive and Hindmarsh Drive. The draft variation proposed to change the existing land uses from Residential Zone (RZ) RZ4 Medium-density residential to RZ5 high density residential. The draft variation also provided for an increase in allowable building heights. This will potentially result in an increase in residential dwellings at the edge of the town centre when the site is redeveloped.

3.4.2 Community facilities

The centre plays an important district and regional role, providing essential facilities and services for the Woden Valley, Weston Creek and ACT. Servicing the combined Woden Valley–Weston Creek catchment includes The Canberra College, Woden Library, Phillip Community Health Centre, CIT and Woden Senior Citizens Club. There may also be demand on Woden facilities and services from the residents of the Molonglo Valley until facilities are provided in the Molonglo Valley.

While a number of larger sites close to the centre are specifically zoned as community facility land use (CFZ), a relatively limited amount of CFZ exists within the centre itself. However, a number of other land use zones allow for community facilities. All the sites zoned CFZ are occupied.

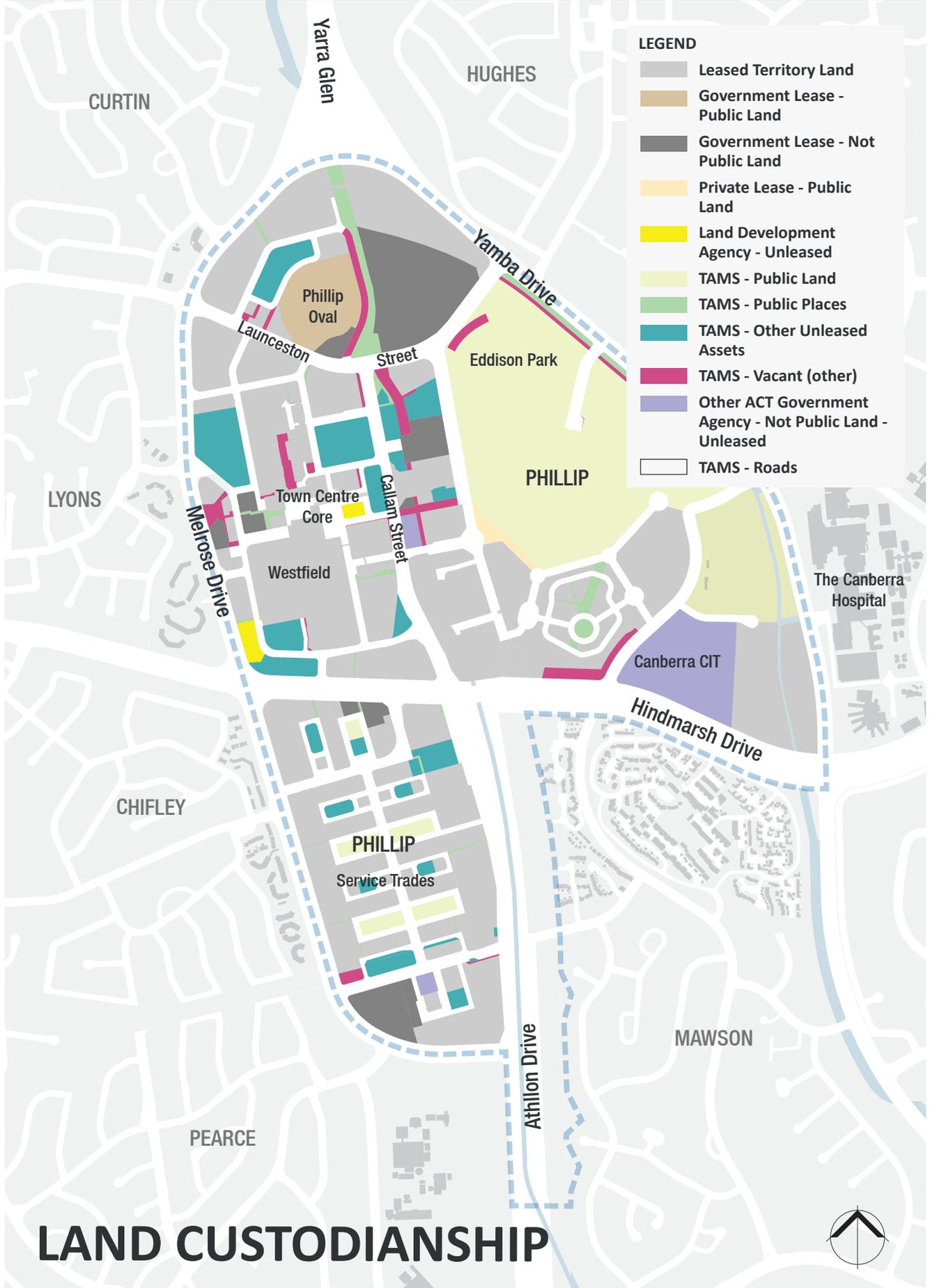
Community facilities located in CFZ land are listed in Table 1 and shown in Figure 15.

Table 1: Community facilities located in CFZ land use

Facility	Location
Woden CIT	Block 17 Section 1
Woden Early Childhood Centre	Block 21 Section 80
Woden District Youth Centre	Block 23 Section 80
The Canberra College	Block 7 Section 79
Woden Library (including the ACT Heritage Library)	Block 27 Section 8
Phillip Health Centre	Block 21 Section 8
Senior Citizens Club	Block 17 Section 12
Lollipop Children's Centre	Block 1 Section 12
Woden Community Services	Block 1 Section 12



Figure 14: Land custodianship in the Woden town centre





Betsy Gallagher Park is located on community facility zoned land associated with the adjoining community centre. Other important community facilities serving a regional catchment include the Woden Cemetery and The Canberra Hospital.

In the short to medium term it is likely that urban intensification through population growth and the increase in people working in the master plan area will create additional demand for community facilities and service provision. This may place pressure on existing facilities or create the demand for new or different types of facilities and service provision.

Given the current mix of residents and future population projections, it is expected young adults and families may move into the area. This could result in a high proportion of younger and older residents.

The community centre

The existing community centre in the western side of the centre includes Woden Community Services and the Lollipop Children's Centre. Woden Community Services is one of six regional community services within Canberra. A not-for-profit organisation, it has been providing a broad range of services to people in the Woden Valley since 1969.

The Lollipop Children's Centre is a 60 place centre with capacity for 15 babies (under 2 years old), 16 toddlers (2–3 years old) and 29 children (3 years to school age).

The community centre is close to the Woden Library, Phillip Community Health Centre and surrounding private health sector providers. Engagement with stakeholders found that community facilities in this area are difficult to access. The existing community centre buildings require upgrading to meet the functional requirements for each facility and to cater for predicted increase in community needs.

The ACT Government is currently investigating redevelopment or relocation opportunities within the town centre.

There may be opportunity to zone this site for mixed-use development after the community facilities are moved to a more accessible town centre location.

Emergency services

The existing emergency services sites in Phillip are located on Block 17 Section 5 and Block 2 Section 26 Phillip, on the corner of Botany Street and Hindmarsh Drive. The facilities include a fire and ambulance station, and are not considered to meet the future projected needs.

The Phillip fire and ambulance stations are identified for review in phase 4 of the ACT Government's emergency service station upgrade and relocation strategy. The strategy is currently in phase 2. Several options will be considered for the redevelopment of these facilities including a newly built station, co-located on a single site.

A land area of 6500 to 7000 m² would be required to co-locate these facilities in a location on, or very close to, an arterial road.

Canberra Institute of Technology (CIT)

CIT has seven locations in the ACT at Bruce, Fyshwick, Gungahlin, Reid, Tuggeranong, Woden and Majura. CIT employs over 1000 staff and offers more than 480 vocational education courses.

The Woden CIT campus is on the corner of Ainsworth Street and Hindmarsh Drive in Phillip. The existing facilities are ageing and the bulk of students reside outside the Woden area.

The ACT Government is currently assessing several options for the campus such as redeveloping on the existing site or relocating to an alternative site, possibly within the town centre. If a new development is realised, it is likely to reconsider the style of development, one example being a small community campus co-located with a community services hub in the town centre.

3.4.3 Sport and recreation facilities

The centre provides a range of sporting and recreation facilities as shown in Table 2 and Figure 15.

An assessment of sport and recreation facilities found there is demand in the longer term for additional recreation uses such as tennis courts, multi-indoor courts, upgrades to the existing parks, community gardens, an off-leash district dog walking area and active recreation/exercise spaces. Athllon Drive also has potential to provide a number of informal sport and recreation facilities and informal exercise spaces associated with residential development.



Figure 15: Community, sport and recreation facilities





Table 2: Sport and recreation facilities

Facility	Description
Park	Eddison Park, including skate park and picnic ares.
Park	Town Park/Arabadoo Park
Park	Betsy Gallagher Park
Sport	Phillip Oval
Sport	Woden Park Athletics Field
Sport	Phillip District Playing Field, including Phillip enclosed oval
Sport	Woden Basketball Centre
Sport	Phillip Swimming and Ice Skating Rink
Sport	Woden Squash Centre
Club	Woden Tradesmen’s Union Club
Club	Woden Hellenic Club
Club	Canberra Southern Cross Club

3.4.4 Northern entertainment, accommodation and leisure precinct

The northern precinct of the centre (north of Launceston Street) is experiencing a change in the type of uses being proposed. The 2004 master plan recommended the precinct include provision for office and residential on the upper floors of buildings. The Territory Plan incorporated residential use into this precinct to implement the 2004 master plan, but also permitted residential use on the ground floor of development.

Recent redevelopment proposals in this precinct are seeking to deliver mostly residential development, which could begin to change the precinct character and provide more after-hours activity.

Entertainment and leisure facilities in this precinct include the Phillip Oval, squash courts, basketball centre, health club and the Phillip Swimming and Ice Skating Centre. Analysis of aquatic centres for the district found there is demand for a single aquatic centre in the medium to long term.

3.4.5 Town centre living

Housing demand in the ACT is likely to average around 2800 dwellings a year between 2011 and 2031. The city centre and town centres could attract 20 to 25% of this demand, which translates to an annual average demand of between 560 and 700 dwellings a year. The Woden town centre share is likely to be 100 to 150 dwellings a year.

In Woden–Weston Creek, approximately 73% of dwellings are detached single dwellings. In Woden Valley, approximately 67% of dwellings are detached. There is opportunity for the centre and surrounding areas to offer other housing types such as apartments and townhouses that provide more housing choice in locations that are close to services, shopping and employment.

While residential development is permitted in most areas of the centre, these have only been happening in recent years. Developments have included Sky Plaza, Woden Green and along Melrose Drive in Lyons. A recent Territory Plan variation for Strathgordon Court provides a redevelopment opportunity and increases residential densities from RZ4 medium-density residential to RZ5 high-density residential.

A number of recent development proposals have emerged through development applications and include a number of residential units as illustrated in Figure 16.

Land available for new residential development (unleased land) is limited, as shown in Figure 14, with most available sites being surface car parking.

3.4.6 Commercial and retail

The centre is a major employment centre that includes office, retail and service trades. Growth and change in Canberra’s population will generate demand for housing, offices, retailing, health services, community facilities and associated infrastructure.

The first retail releases in the town centre were in 1972 when Woden Plaza opened. Retail is the second largest employment base in the centre, which benefits from the large number of Tuggeranong and South Canberra residents who shop there.

In May 2015, there was an estimated 200,300 m² gross floor area (GFA) of retail and commercial space in the centre, excluding major offices.



Figure 16: Recent development proposals in the Woden town centre





Located in the retail core (39%) and the Phillip service trades area (61%), it represents a provision of 3.57 m² per capita in Woden. This is relatively high when compared to the City centre (3.2 m²), Belconnen (3.05 m²), Tuggeranong (2.12 m²) and Gungahlin (1.58 m²).

This high rate of retail space per capita could be due to the substantial inflow of expenditure from Tuggeranong residents.

Expansion of Westfield Woden

The proposed expansion of Westfield Woden is associated with the proposed Woden bus interchange and bus network improvements. The shopping centre is planned to expand east, towards Callam Street, and is likely to include a large retail anchor with several speciality shops fronting the new bus station. The expansion will increase retail use in Woden Plaza by approximately 20,000 m². More parking is likely to be included as part of the proposal.

Phillip service trades area

The Phillip service trades area provides a mix of retail and services including:

- car sales
- community facilities
- emergency services
- medical facilities
- takeaways and cafes
- offices
- petrol stations
- retail and
- trade services.

These uses provide important services for residents living in the Woden Valley and surrounds. Other areas with similar uses in south Canberra are Fyshwick and Hume.

The 2004 master plan recommended changes to the area with the introduction of residential and an increase in allowable building heights. Currently, there has been no residential development along Townshend Street or adjacent to Colbee Court or Dundas Court.

While the proposed changes to include residential development in this area is an exciting prospect, it may be challenging to manage the transition. For example, potential conflict in land uses may arise, such as concerns with noise and odour from trade services.

3.5 Transport and movement

3.5.1 Public transport

The 2004 Woden Town Centre Master Plan recommended changes to the bus operations in the centre, including removing the existing bus interchange and relocating the buses to 'on-street' bus stops. This proposal is beginning to be realised through a recently approved development application.

Bus travel to the centre is already an attractive way for people to travel to work. Changes to the existing bus interchange and network through the centre are expected to make bus travel even more attractive and increase patronage (Figure 17). The 2011 Census indicates the utilisation of public transport at 13.4%. This is already well above the Transport for Canberra target of 10.5% of workers travelling by public transport by 2016.

Light rail

The Light Rail Master Plan is investigating the potential for the expansion of a light rail network across Canberra. The outcomes of the plan will inform future decisions about extensions to Capital Metro Stage 1 (between the city centre and Gungahlin). The master plan builds on work already undertaken on light rail and integrated land use and transport planning, and delivers on government policies, including Transport for Canberra and the ACT Planning Strategy. Provision is being made for an alignment along Callam Street for light rail (Figure 17).

Phillip bus depot

Future locations for bus depots were investigated in 2014 in the ACT. Sites in Tuggeranong, Belconnen, Mitchell and Phillip were identified as strategically important locations to provide the best outcomes for public transport facilities in terms of network efficiency and reducing future costs. Block 9 Section 54 (Figure 17) was identified as the preferred site in Phillip due to its location on a major public transport corridor and its potential to service future bus services in Woden town centre and Molonglo Valley.



Figure 17: Public transport infrastructure

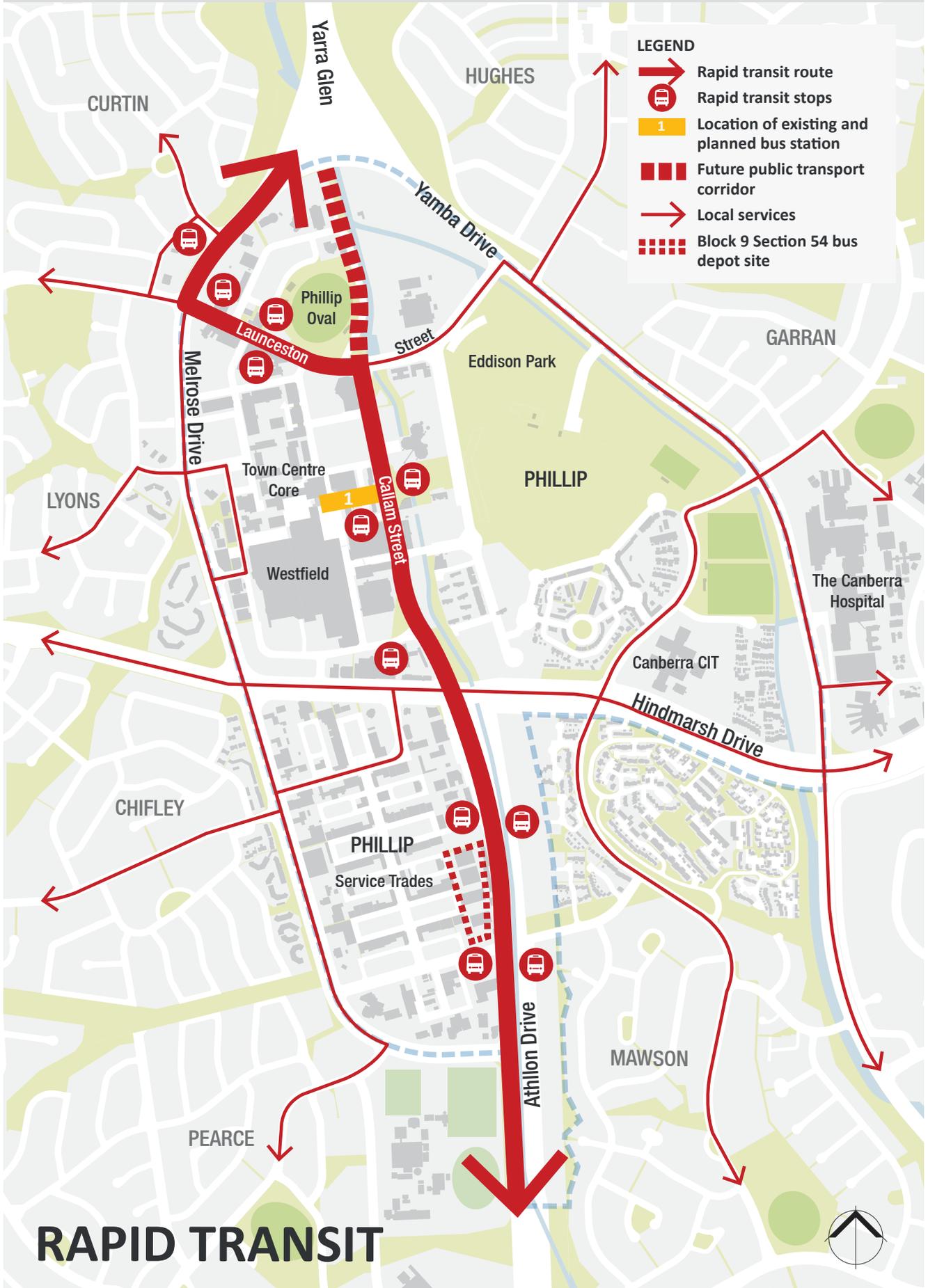




Figure 18: Existing cycle network

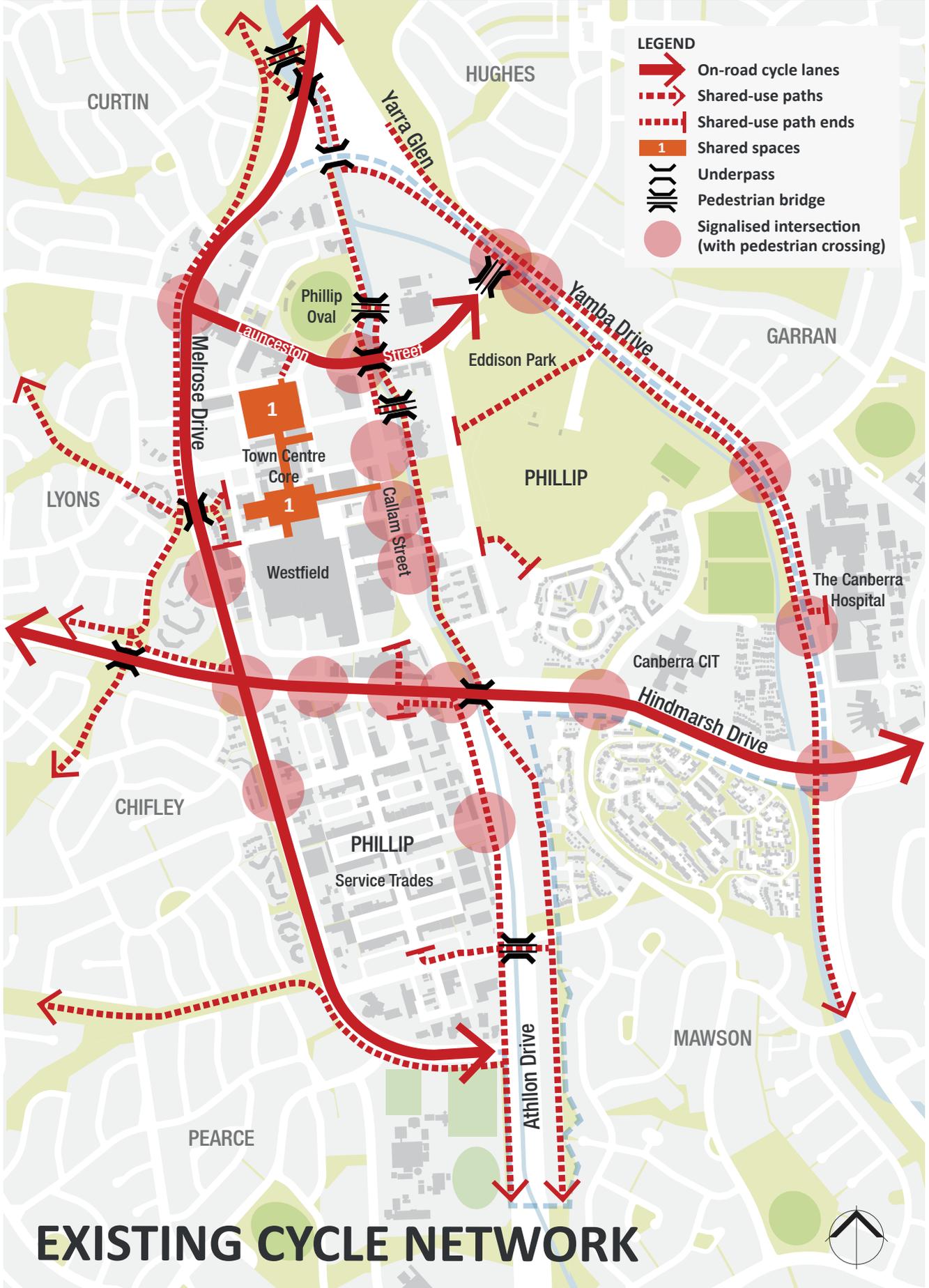
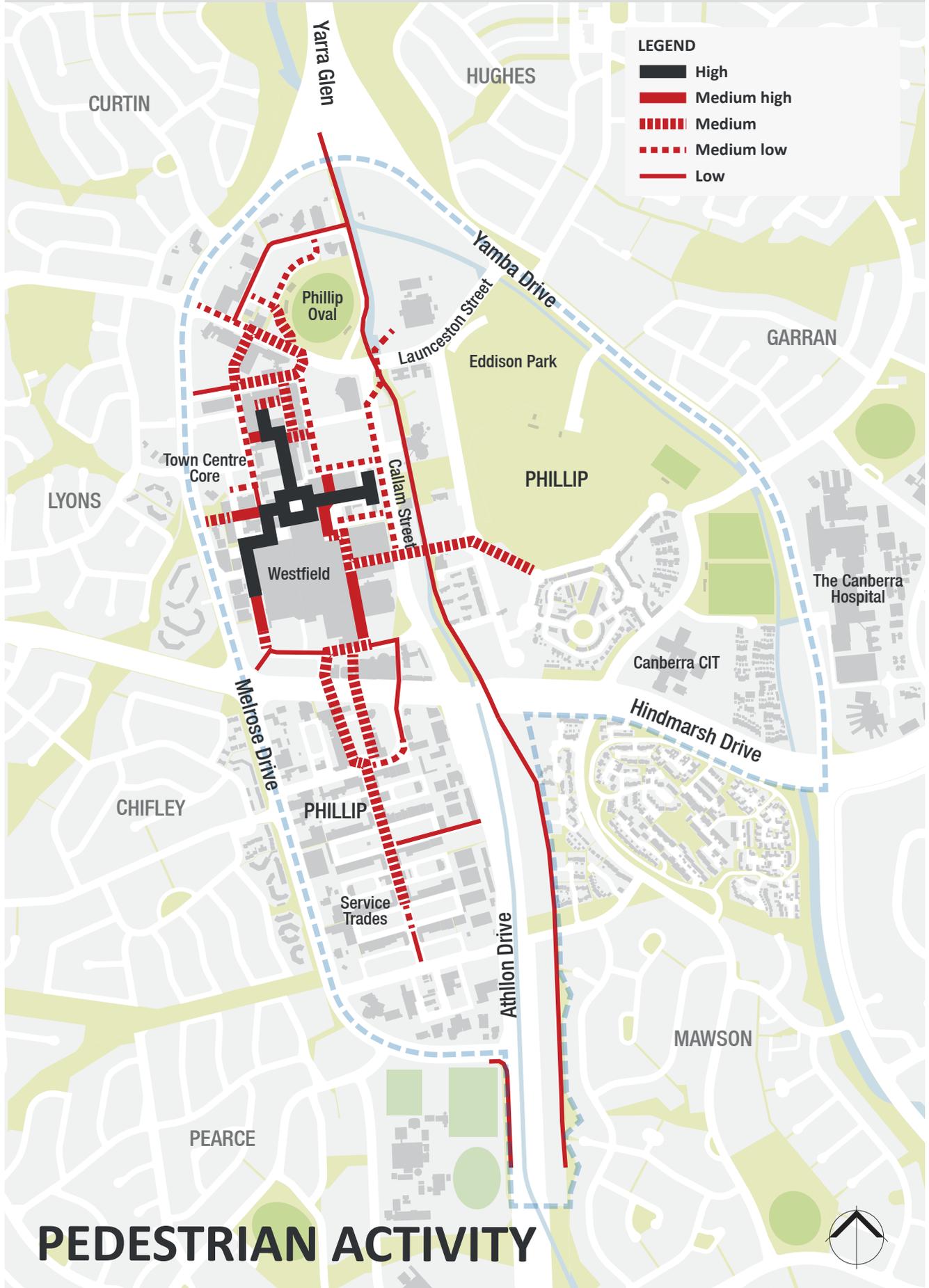




Figure 19: Main areas of pedestrian activity





Woden bus interchange improvements

The proposed changes to the bus network and interchange provide new opportunities to improve the pedestrian connections, physically and visually, between the town square and the Town Park (Figure 20). Improvements to the bus interchange were approved through an estate development plan in November 2013. This included upgrades to some street verges, which could make the centre a more attractive place to walk.

Upgrades to the bus interchange include the demolition of the existing bus interchange and building a new on-street bus station. Upgrades are proposed to the verges along parts of Callam, Bowes, Matilda and Launceston streets. The upgrades allow for the new retail development opportunities facing on to the new bus station and locating the rapid transport stops onto Callam Street.

3.5.2 Active travel

Active travel involves physical activity such as walking and cycling. Nationally, Canberra has the highest cycle usage rate and second highest walking rate. However, a low percentage of people walk or cycle to work in the Woden town centre.

This could be due to a number of factors, including:

- poor walking and cycling connections through the centre
- poor pedestrian amenity in the centre, with limited 'active' spaces
- level changes between the town square and bus interchange
- limited cycle facilities in the centre
- wide arterial roads surrounding the centre and
- large areas of surface car parking areas at the edges of the centre.

These issues were frequently raised during community engagement as barriers to walking and cycling in the centre. The existing cycle network is illustrated in Figure 18. The areas of main pedestrian activity are shown in Figure 19.

Provision for future cycle and pedestrian infrastructure must be consistent with the targets set out in Transport for Canberra and encourage a diverse range of the community to easily access the centre by walking or cycling.

Figure 20: Improved access between the town square and existing bus interchange. Courtesy of CMTEDD





3.5.3 Road network and traffic

The number of workers travelling by car to the centre during the working week has marginally decreased in the past 10 years. One of the key objectives of the 2004 Woden Town Centre Master Plan was to reduce the reliance on car commuting. While this has declined for workers, it is still considered to be high, placing pressure on road infrastructure, creating congestion at peak times and bringing publicly available car parking close to capacity.

Most workers travelling by car reside in Tuggeranong (35%) and Woden–Weston Creek (28%). A smaller number of workers drive from central Canberra (16%), Belconnen (13%) and Gungahlin (7%).

Several opportunities to further decrease the reliance on car commuting include continuing to improve access to public transport and cycle and pedestrian connections. Increased cycle facilities and improvements to the public domain will also encourage people to access the centre in other ways, where practical.

3.5.4 Parking

The 2004 Woden Town Centre Master Plan recommended keeping surface parking in key locations to support business and community services. The master plan also provided strategies to maximise parking efficiency by incorporating parking spaces into new development and identifying appropriate sites for structured parking. The locations of structured parking from the 2004 Woden Town Centre Master Plan are shown in Figure 21.

Currently, parking in the centre is near capacity as shown in tables 3 and 4. A survey of parking found that parking demand peaked at 1pm in the town centre core (north of Hindmarsh Drive) at 90% capacity on a typical weekday. Parking demand peaked at midday in the service trades area (south of Hindmarsh Drive) at 89% capacity.

There is generally high demand for short and medium-term parking in the town centre core and service trades area. There is also high demand for long stay parking on a typical weekday.

Long-term parking demand for the centre has been assessed against several possible land use scenarios. Analysis of peak parking demand times, typically the middle of the day, found that approximately 11,000 additional car spaces could be required across the centre in the longer term. However, the majority of these spaces are likely to be provided by individual developments as they are built. It is also expected that more people will access the centre through public transport, cycling and walking as infrastructure is improved. Consequently, only a small number of parking spaces (approximately 300–400) will need to be accommodated in structured parking or elsewhere in the centre.

Figure 21: Structured parking locations from the 2004 Woden Town Centre Master Plan





Table 3: Current parking demand in the Woden town centre core area

Parking restriction	Typical weekday demand (%)*	Typical Saturday demand (%)*
Woden town centre core area (north of Hindmarsh Drive)		
Less than 1 hour (short term)	96%	94%
1–2 hours (short term)	100%	100%
3–6 hours (medium term)	72%	93%
Unrestricted	91%	61%
Private and permit parking	95%	38%
Other (bus stops, loading zones, accessible parking)	91%	88%
TOTAL	90%	61%

*NOTE: Typically, parking demand in publicly available parking areas greater than 85% for on-street areas and 90% for off-street areas represents a situation where drivers cannot easily find vacant parking spaces.

Table 4: Current parking demand in the Phillip service trades area

Parking restriction	Typical weekday demand (%)*	Typical Saturday demand (%)*
Phillip service trades area (south of Hindmarsh Drive)		
Less than 1 hour (short term)	79%	39%
1–2 hours (short term)	84%	28%
3–6 hours (medium term)	100%	-
Unrestricted	93%	66%
Private and permit parking	79%	121%
Other (bus stops, loading zones, accessible parking)	68%	17%
TOTAL	89%	69%

*NOTE: Typically, parking demand in publicly available parking areas greater than 85% for on-street areas and 90% for off-street areas represents a situation where drivers cannot easily find vacant parking spaces.

3.6 Public domain

3.6.1 Streets, parks and public spaces

The Woden Valley is surrounded by hills, ridges and buffers that form part of a much wider open space network known as the National Capital Open Space System (NCOSS). Figures 22 and 24 illustrates some of the main landscape features within NCOSS that immediately surround the Woden Valley. Since 1988 NCOSS has formed a key part of the Australian Government’s National Capital Plan and the ACT Government’s Territory Plan. NCOSS forms an integral part of Canberra’s landscape setting and contributes to the city’s identity as the ‘Bush Capital’.

The centre’s open space system includes the town square, Eddison Park, Town Park, Woden Cemetery and Betsy Gallagher Park. It also includes the central open spaces in Colbee Court and Dundas Court in the service trades area. The open space network is illustrated in Figure 23.

Community engagement found that the town square, Eddison Park, the bus interchange, Phillip ovals and the pedestrian-only walkways were considered focal points for community and social activities. However, a number of these places were found to be underutilised due to poor pedestrian and cycle connections to other areas of the centre.

Callam Street

Callam Street has a number of functions, including providing for public transport, drop-off parking and access to car parks and the centre, and allowing for east–west pedestrian and cycle connections. The street is seen as a barrier for cyclists and pedestrians and has poor pedestrian amenity. Currently, no development along Callam Street provides activation to the street.

Callam Street offers the opportunity for development with active uses fronting on to the street, improved pedestrian and cycle amenity, safer crossing points and allowance for possible future rapid transit, including light rail.



The town square

The town square is considered a focal point for the community and connects the office, retail and community use precincts. The town square has several mature and semi-mature deciduous tree plantings. When mature, these trees will provide large canopy cover for the majority of the square providing shade and marginally reducing the wind tunnelling effect from surrounding development.

Realising the true potential of this space requires overcoming a number of challenges including a low level of retail activity facing onto the square, wind shear from surrounding development and the level change to the existing bus interchange.

Eddison Park

Eddison Park, located at the eastern side of the centre, has a picnic area, public toilets, seating, a skate park and car parking. The park is approximately 12 hectares and is the largest recreational park in the study area.

Work began on the park in 1972, but it was not until 1988 that it was named after the previous rural property owners, the Eddison family. The family's rural property, Yamba, was fully resumed in the 1960s as urbanisation increased in the Woden Valley. The current design of the park is focused around an ornamental pond, which is not currently functioning. The park and the Woden Cemetery are linked with a common axis which extends to the main park entrance on Launceston Street.

The park is well used by families visiting the play equipment and people using the skate park, but could be better used by people who live and work in the centre. Improved open spaces and connections and signage between the park and the residences and offices would encourage more use. A redesign of the pond may provide a higher level of amenity for people using the park and potentially improving the water quality that runs along Long Gully Creek.

As the centre grows and more residential development is introduced, Eddison Park will become even more important as a green space for local residents. The park is approximately 500 metres from the offices located in the middle of the centre, the equivalent of a five to seven minute walk. It will be important to make the connections between the centre and Eddison Park as attractive and safe as possible to fully realise the park's full potential.

Arabanoo Park (Woden Town Park)

Woden Town Park, commonly referred to as Arabanoo Park, is located on the eastern edge of the centre and provides a pedestrian link between the centre and Eddison Park. The park is divided into two spaces linked by a wooden bridge spanning Yarralumla Creek.

Currently, the Town Park is not well used and does not have direct pedestrian access from the centre across Callam Street. It lacks both a good physical and visual connection between the town square and the Town Park, which reduces the likelihood of visitors.



Eddison Park



Figure 22: Woden Valley open space network





Figure 23: Town centre open space network





The proposed improvements to the bus interchange will provide better access into the Town Park and a better visual connection from the town square, particularly after some of the roofing and old structures in the existing bus interchange are removed. There is also an opportunity to provide more activity in this area and consider what other uses could help improve the public amenity and safety of this space.

Woden Cemetery

The Woden Cemetery opened in 1936 and features many large mature trees, lawn areas and monumental burial sites. In 1979 the cemetery closed for reservations of graves as the Gungahlin Cemetery opened in September 1979. Due to the growing population and need for a south side cemetery, Woden Cemetery re-opened in 1999.

It is anticipated the cemetery will be fully subscribed for burials by 2018. The ACT Public Cemeteries Authority is investigating a range of options to provide continued access to these services in south Canberra. Investigations include a new memorial park in Tuggeranong and extending the existing Woden Cemetery site into the adjacent area of Eddison Park (Figure 23).

The cemetery is accessible to the public all year and is a short walking distance from the centre. However, there are several barriers to accessing the cemetery grounds, including Callam Street and Yarralumla Creek.

Betsy Gallagher Park

Betsy Gallagher Park is located on the western side of the centre, immediately north of the existing community centre (Figure 23). The park has an important role providing access from the east–west connection to the town square and to the suburb of Lyons. It is also the only existing green space in the western side of the centre. However, a new park will be provided between Furzer and Corinna Streets as part of the new road and block alignment being undertaken by the ACT Government on Section 9 (Figure 23).

Betsy Gallagher Park is surrounded mostly by the back of developments and is graded down to the Melrose Drive underpass. This makes it a challenging space to use comfortably and feel safe. Due to its current layout, there is also limited opportunity for people to use this space for recreational uses.

Public art

Several well-located public artworks are readily identifiable as part of Woden town centre. Some larger or prominent artworks include:

- Sculptured Form (1970)
- Dinornis Maximus (2008)
- Culture Fragment (2012)
- Lollipop landmark (Corinna Street) and
- Droplet (2012)

Arts ACT provides an online data base that describes the relevant artworks and their history at www.arts.act.gov.au/arts-in-the-act/public-art

Figure 24: Significant landscape features as viewed from the National Arboretum





3.7 Building design and height

The original planning intent from early master plans in the 1960s recommended medium-rise development in the retail core. This included some high-rise development towards the town square and office precinct. The Phillip service trades area was intended to have a low built form to provide smaller offices and service trades.

In the retail core, early plans indicated development in a cruciform shape with taller buildings located on a raised platform. The taller buildings were envisaged to be 20, 15 and 12 storeys close to the town square, with lower buildings stepping down towards the edge of the centre.

Today, the tallest buildings include Lovett Tower (24 storeys), Sky Plaza (20 storeys) and Scarborough House (16 storeys) as shown in Figure 25.

Currently, the centre does not have a well-defined built form hierarchy and building height recommendations from the 2004 master plan were not implemented in the Territory Plan for the town centre core area.

The city form of the whole centre needs to be considered in terms of its visual impact on the wider landscape, hills and ridges. Figure 24 shows the town centre in context of significant landscape features including Mount Taylor, Oakey Hill, Isaacs Ridge and Mount Mugga Mugga Nature Reserve.

A visual analysis undertaken as part of this master plan considered the existing city form and its relationship with the surrounding landscape. Several views outside the centre were considered including Red Hill Lookout, the National Arboretum and approach routes to the centre along Yarra Glen and Athllon Drive. Analysis of the town centre considered the extent of intrusion of the existing built form on the natural landscape topography. Findings from the analysis determined that Lovett Tower, currently the most identifiable building in Woden, should remain a significant feature of the skyline. However, there is also opportunity to further develop the city form, particularly the commercial core area, to create a more unified and continuous skyline.

A conceptual shadow analysis determined appropriate building heights and their potential impact on the surrounding residential areas and public spaces. A key finding of the shadow analysis found that taller development on the western edge of the town centre had more impact on surrounding residential areas than any other areas of the town centre. Therefore development adjoining Melrose Drive should be capped at approximately a 12 storey height limit to reduce the potential overshadowing impacts of the residential development on the western side of the road. However, there should also be a level of flexibility in the recommended building heights to allow for more innovative and economically viable development to occur as markets change over time.

Building height is only one consideration for development in the centre. More importantly, the design of the lower floors of buildings in the centre needs to be carefully considered. Lower floors influence the character and amenity of the streets and public spaces. New development should provide shade and shelter for pedestrians, provide active uses at ground floor along main pedestrian routes, consider the relationship with surrounding development and landscape, and consider shadowing and wind impacts onto public spaces.

While the Territory Plan provides most areas in the centre with some guidance for the desired building bulk and scale, the Territory Plan's precinct code for Phillip could provide more clarity. This is particularly the case for the town centre core area.

The centre's building height and bulk will need to consider:

- consistency with the intended scale and character
- compatibility with the built form and context of adjoining buildings
- retaining an appropriate relationship with the established streetscape
- providing a transition to lower density areas and
- retaining significant views and vistas to surrounding landscapes.



Figure 25: Existing building heights





3.7.1 The Phillip Precinct Code

The 2004 Woden Town Centre Master Plan provided guidance and recommendations on a broad range of planning issues, including building height. However, the building height recommendations were not fully realised in the Territory Plan.

The Phillip Precinct Code within the Territory Plan provides place-specific planning and development controls for land use, limit on gross floor area (GFA), parking requirements, building heights, active frontages, setbacks and materials and finishes.

Recent development proposals have tested the existing planning controls in terms of building height and development interface with the streets and public spaces. A greater level of detail could be implemented into the Phillip Precinct Code for the core area, such as building heights in the town centre core and desirable design outcomes along main pedestrian routes, which would provide community, developers and decision makers with more certainty before a development is proposed.

Existing planning controls in the Phillip service trades area provide a good level of expectation for building owners and the community. The proposed changes to planning controls from the 2004 master plan were largely implemented into the Phillip Precinct Code for this area. The changes increased allowable building heights close to Townshend Street and introduced residential use.

3.8 Public safety

An assessment of public safety undertaken in 2013 to inform the master plan found a number of similar issues raised in the 2004 master plan remain in the centre, including:

- workers feel unsafe walking from the offices to parking areas and bus stops on Corinna Street
- the centre feels rundown and public and semi-public areas are poorly maintained
- the centre feels unsafe after dark, particularly when walking beyond the bus interchange and the interior of the Woden Plaza and the Corinna Street frontage
- single-use precincts in the centre reduce the level of activity during the day and after hours, and
- dark and isolated pedestrian routes and underpasses leading to nearby suburbs, residential areas and the hospital.

The open spaces to the east of the centre were generally found to discourage pedestrian and cyclist movement due to factors including:

- large expanses of land with little activity
- poor natural surveillance from adjoining uses
- limited lighting and signage
- fences and gates closed after dark and
- dense vegetation restricting visibility in some areas.

The safety assessment considered that a key concern for the retail core area is that several building entrances are located at the back of buildings and face parking areas rather than the street and footpaths bounding them.

As the residential and employment population in the centre increases there is likely to be a greater demand for a range of after-hours uses such as recreation, arts and cultural activities and late night venues. To improve public safety in the centre, new development should:

- provide for after-hours street level activity
- encourage night-time uses with differing closing times
- ensure main pedestrian routes are well lit and have surveillance from adjacent development, where possible, and
- ensure routes to and from clubs and entertainment facilities do not lead directly through suburban residential areas.

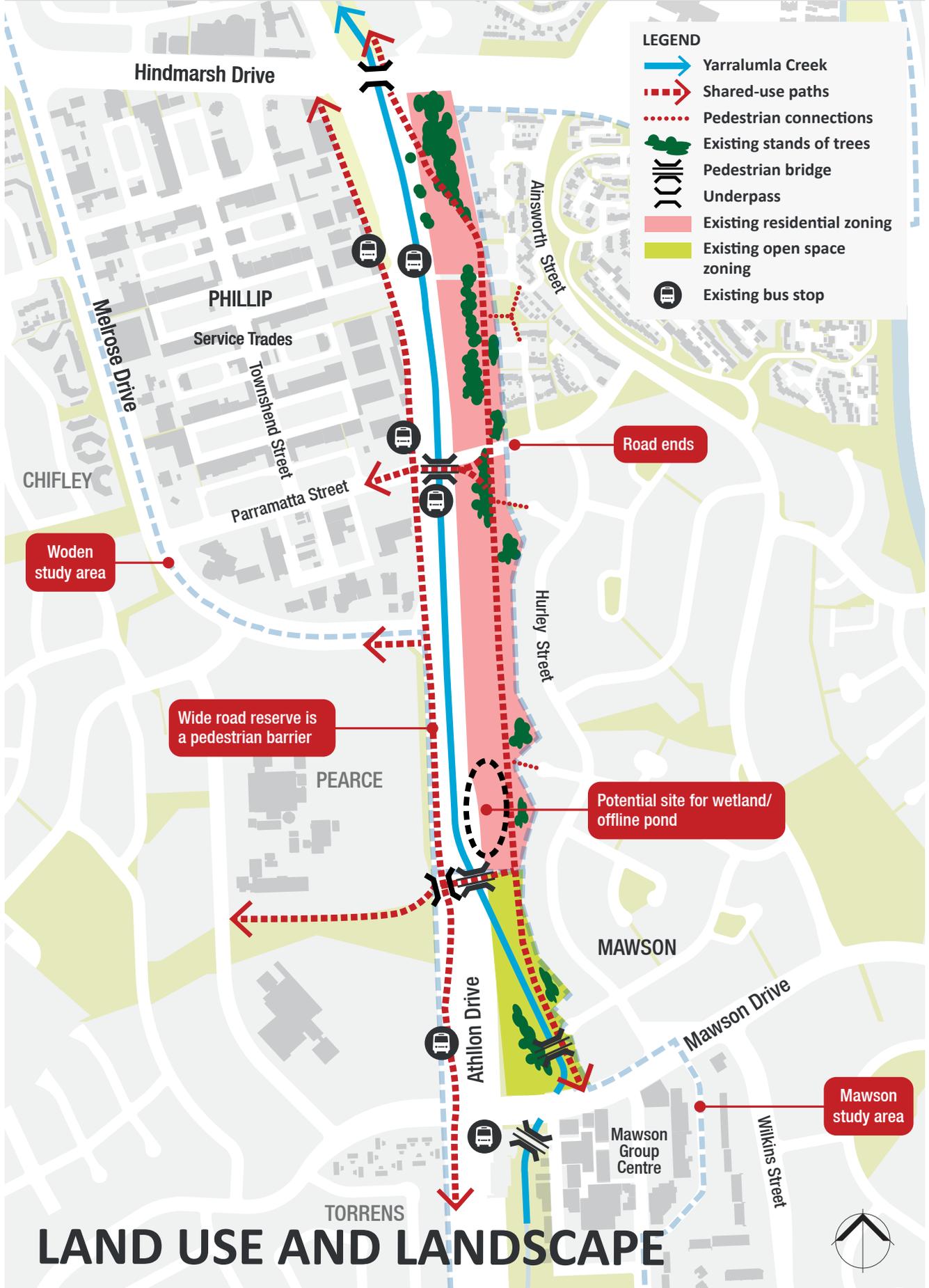
3.9 Athllon Drive

The Athllon Drive corridor is identified in the ACT Planning Strategy as an area to be investigated for residential urban intensification. Currently the corridor is a rapid transit route lined mostly with residential land use zoning (RZ2: Suburban Zone). Figure 26 illustrates the existing land use zones and key landscape elements along the corridor.

Some key elements in the Athllon Drive corridor include the trunk cycle route that runs north–south (shared-use path), Yarralumla Creek, existing large stands of trees and bus stops as shown in Figure 26. The rapid bus services use the bus stops along Athllon Drive.



Figure 26: Athllon Drive land use and landscape





The existing Residential Zone 2: Suburban Core land use along the corridor would not provide a housing density considered consistent to support rapid transit. This master plan considers opportunities for higher density residential development along the corridor and how it will be integrated with the existing informal recreation spaces, trunk cycle routes and public transport stops.

If the Athllon Drive corridor is developed, it is important that essential elements are retained and enhanced, including:

- the shared-use paths
- keeping high quality trees where possible
- providing a green buffer between the existing residential and any new development
- enhancing the open space and
- improving the Yarralumla Creek waterway.

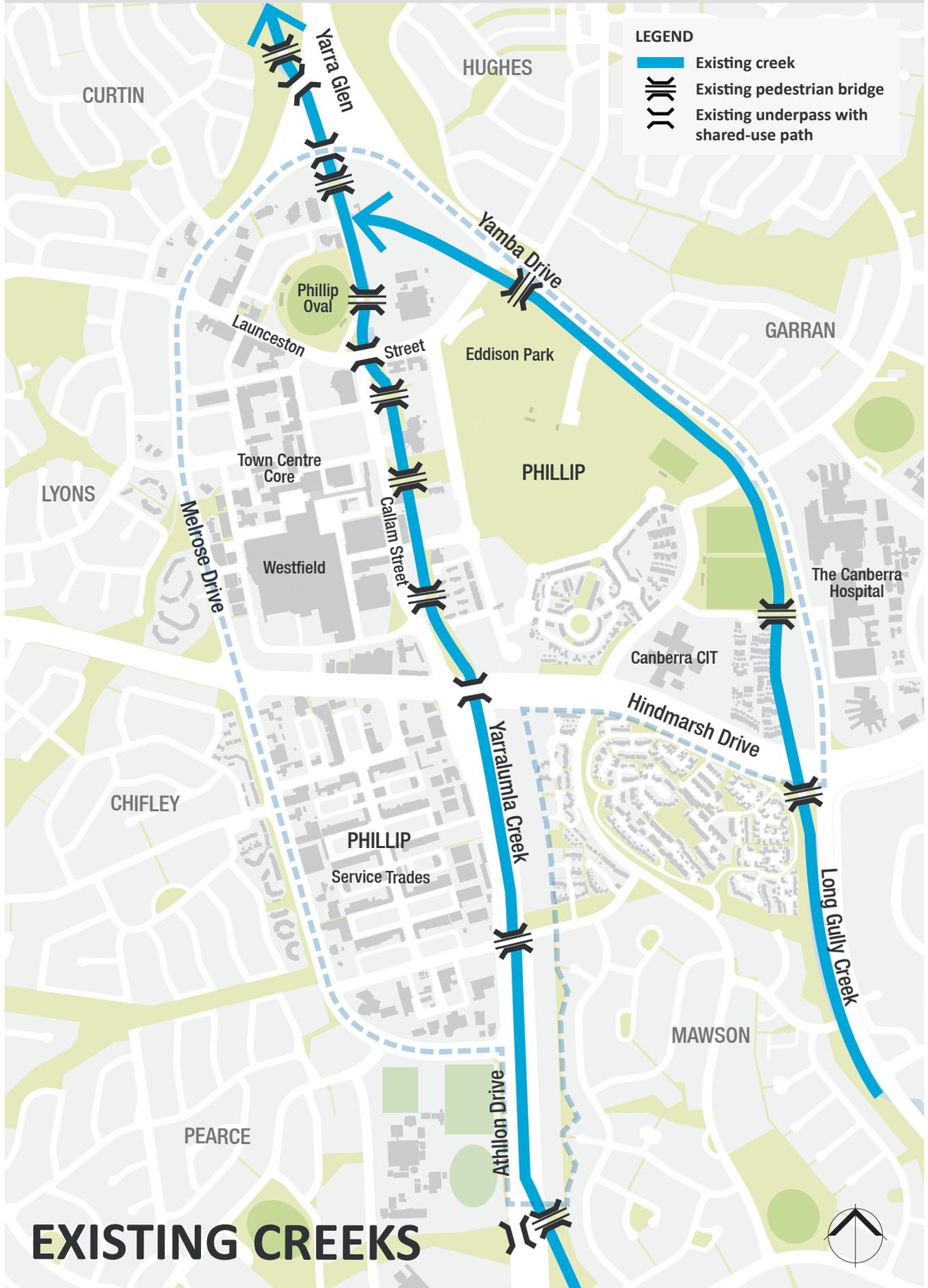
3.10 Yarralumla Creek

In February 2014, the Australian Government signed an agreement with the ACT Government for funding to improve the water quality in Canberra's lakes and waterways. As part of this agreement, Yarralumla Creek was identified as one of six priority sub-catchments that can provide the greatest improvements in water quality at a local, regional and national level. Currently the creek exists as a constructed channel. A comprehensive options study will identify recommended water quality improvement measures for design and implementation. A business plan outlining recommendations will be submitted to ACT and Commonwealth Governments in late 2015, seeking approval of substantial funding. Funding, if approved by the Commonwealth, would be available for design and construction from May 2016 until early 2019.





Figure 27: Yarralumla Creek





Flooding

Areas close to the Yarralumla Creek stormwater channel, including development, have the potential to be impacted by flooding. Planning for areas close to the creek line, including along Athllon Drive, will need to ensure no buildings are built below the 1 in 100 year flood line or 1% annual exceedance probability (1% AEP) flood. Because floods greater than 1% AEP can occur an additional 500 millimetres is recommended to be added to the 1% AEP level for residential development.

Predicted flood levels can change from time to time due to changes in development areas within catchments and as climate change data and modelling is improved. The ACT Government has recently completed a flood study for Yarralumla Creek. Options to reduce flooding impacts along the creek line are now being investigated including flood mitigation benefits of a wetland or pond within the Athllon Drive corridor (Figure 26) and use of the Mawson playing fields for detention of stormwater.

3.11 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 are key environmental sustainability principles to be considered in master plans and their implementation.

Climate Change

Responding to climate change takes two forms:

- Mitigation – reduce greenhouse gas emissions by minimising use of fossil fuels for heating, cooling and transport, and increase the efficiency of energy use.
- Adaptation – is taking action 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 living (green) infrastructure.

- Respect and conserve natural and cultural heritage.
- Respect and conserve the significant landscapes and its features.
- Enhance biodiversity with habitat connectivity.

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 and 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.

Options to address these risks may include:

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

- Increase shade trees to roadways and car parks.
- Use light coloured pavements.
- Increase shade to pathways and parklands for human comfort and wellbeing.
- Include seats and drinking fountains with water bottle recharge taps.
- Increase use of vegetation.

2. Reduce city heat and achieve cooler buildings

- Design buildings, streets and parks to be 'climate wise'. This means improving the design and choice of materials for the built environment to lessen the effects of climate change.
- Use solar passive design.
- Use light coloured materials.
- Introduce green infrastructure such as green roofs and walls.



3. Intense rain events

- Reduce runoff from impermeable surfaces within the sub-catchment.
- Capture and use rainwater/stormwater in redevelopment projects.
- Retrofit roadside kerb and gutter systems using water sensitive urban design (WSUD).

4. Reduce the risk of bushfire in urban areas

- Initiate an asset protection zone.
- Ensure no continuity of fuel from the ground to the crown of the tree.
- Plan for emergency service access.

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

3.11.1 Energy

The stated objectives of the ACT Sustainable Energy Policy 2011–20 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 are generated close to where it is used. Energy systems such as co-generation (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. A district energy system in Woden could provide an alternative, cleaner energy for the centre and contribute to a sustainable future. Further investigations would be required to determine if a district energy system would be viable and how it could be delivered, and put in context of future budgets.

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

Potable water consumption for domestic or commercial use could be minimised if other solutions were investigated, such as using stormwater.

3.11.3 Heat island effect

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

Thermal comfort can significantly change the way we use outdoor areas. Urban environments, such as the Woden town 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 can 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.







4. Challenges and opportunities

The main challenges and opportunities identified for the centre are outlined below. This list is not exhaustive, but provides a basis for the development of the master plan.

4.1 Challenges

4.1.1 Poor connections to surrounding suburbs and places

The centre has a number of community facilities, public spaces and services that serve the district and broader Canberra region. However, the pedestrian and cycle paths do not provide easy or continuous access from surrounding areas into the centre (Figure 28). There are also very few 'visual cues' that allow people to easily navigate between the public spaces. Cycle connections, in particular, are difficult with several stopping at the edge of the centre.

4.1.2 An incomplete pedestrian, cycle and open space network in the centre

Green spaces, parks and public places within the town centre are disconnected and do not have well defined and attractive pedestrian and cycle connections between them. Large areas of surface parking also contribute to an uninviting public domain (Figure 29). Green spaces like Eddison Park provide important public spaces for the community, but there are few visual and physical connections between Eddison Park and the centre.

There is no clear hierarchy of open spaces and limited opportunity for future green space in the centre.

Yarralumla Creek provides a challenge for the future development of the town centre. The concrete channel contributes negatively to the amenity of the open space and is a barrier for east–west access through the centre. Flooding along the creek line creates challenges for future development close to the creek.

4.1.3 Large-scale buildings and poor microclimate

Town centres are appropriate locations for medium to high-rise development that is well designed to integrate into the centre's character. However, taller development can create some challenges in respect to wind shear, bulk and scale onto the streets and public spaces, and shadowing of nearby places.

Wind shear from tall development was consistently raised as a concern during all stages of community engagement, particularly in the town square and office precinct (Figure 28).

The urban heat island effect in the centre is influenced by several areas that have large expanses of surface parking and concrete surfaces, including the town square.

4.1.4 A dispersed night-time economy

Most night-time activity in the centre is generated by clubs, cinemas and restaurants. While the town centre has some night-time activity, it is dispersed across the centre. The Phillip service trades area has even less night-time activity. The fact that employees tend to leave the centre after typical office hours contributes to a limited night-time economy. This can create streets and public spaces that are unsafe or perceived to be unsafe throughout the evenings (Figure 28).

4.1.5 Parking nearing capacity

The management and provision of parking is a significant challenge for the growth of the centre.

The ACT's climate change strategy (AP2) outlines that transport represents the second largest source of greenhouse gas emissions in the ACT. The majority of people drive to work in the centre, with very few walking or cycling. This places pressure on existing traffic and parking infrastructure with almost all public car parks at or near capacity during the week.

The high level of people travelling to work by car has the potential to increase traffic congestion and, ultimately, more greenhouse gas emissions. Parking will need to be managed in a way that supports other more sustainable travel options.

4.1.6 Population anticipated to double

There has been little population growth in the Woden Valley over the past 10 years. The population was estimated to be 32,832 in 2004 in Woden Valley, increasing to 34,771 in 2014, equating to approximately a 5.9% increase. This compares to a 17.3% increase for the ACT over the same period. The population is projected to slightly increase to 35,650 in 2021 and 37,350 in 2031.⁴

However, based on population projections the population in the centre itself is expected to more than double by 2031.



The location and type of residential development that could occur in the centre and along the Athllon Drive corridor will need to provide housing choice for the community. As more residential development is introduced into the centre by the private sector, improvements to the level of community facilities and services will need to be considered. Amenity for residents will also need to be incrementally upgraded, such as improved walking and cycle paths, new plantings, seating and improved lighting.

4.1.7 Aging building stock and increasing vacancy rates

There is currently a diverse range of office building stock in the centre. While some buildings are less than 10 years old, others are much older and approaching the end of their useful life. Some older building stock is vacant or about to become vacant, with an estimated 15.7% vacancy rate in January 2015. Some is considered to no longer meet the required standards to attract an Australian Government tenant. This will result in several buildings needing to be significantly refurbished or converted to uses other than office to remain functional in the centre, such as the recently refurbished Abode Hotel.

4.1.8 Continuing to meet demand for community services and facilities.

As the ACT population increases, there will be additional demand for community, sport and recreation facilities and services will be needed. Only a small number of sites are primarily zoned for community facilities, and there is no vacant community facility zoned land. The need to continue to provide a variety of community facilities that service the diverse community may place further pressure on existing and at-capacity community facilities. Opportunities for community facilities will need to be identified, ideally within the centre and close to public transport. Additionally, opportunities for building re-use and integration of community facilities and services with new development will need to be investigated.



Figure 28: Challenges

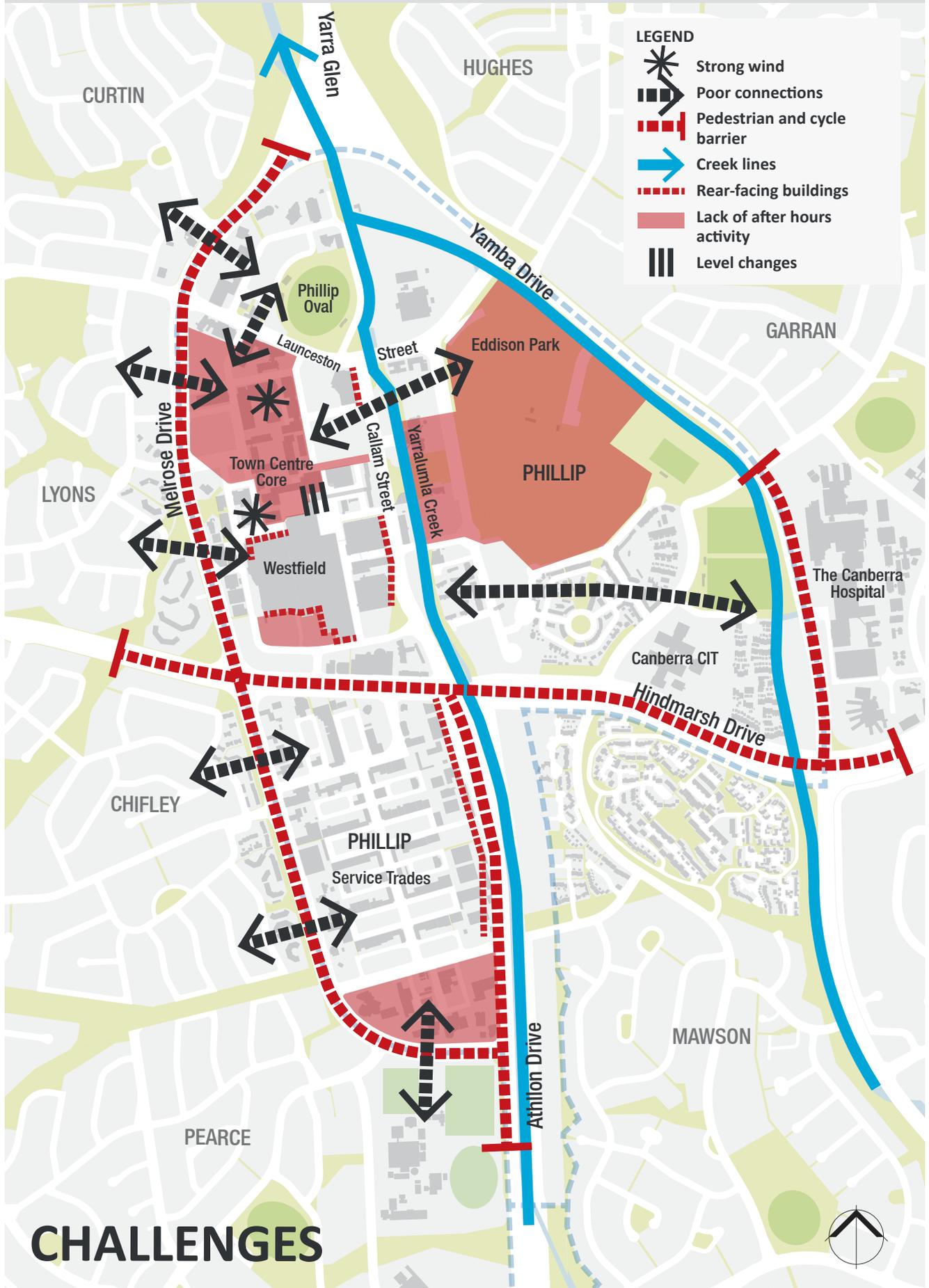




Figure 29: Challenges





4.2 Opportunities

4.2.1 Woden town centre as a metropolitan hub for Canberra

The Woden town centre is located centrally in Canberra and provides services and a large employment base for the district and wider region. Main roads adjoining the centre provide excellent links to the city centre, Tuggeranong, Weston Creek, Molonglo Valley, Queanbeyan and Fyshwick. The centre has direct connections for public transport between other major centres and a corridor that could allow for light rail into the future.

In 2011, it was estimated there were about 14,500 jobs in the centre. While the number of employees may change as the main employer (the Australian Government) makes changes, it is expected the centre will continue to be a major employment hub in the metropolitan context. To secure the centre as a major employment base, larger sites in the town centre core must be retained for new office development in the long term, such as Block 1 Section 7 which currently includes the Park and Ride and surface parking.

Due to its central location, good access and strong employment base, the centre is expected to continue to be an important hub for employment, regional services, urban living and shopping for people in Woden–Weston Creek and the wider Canberra community.

4.2.2 Enhanced streets, open spaces and connections

The landscape backdrop of the Brindabella Ranges and surrounding urban forest provides an exceptional landscape setting for the centre. As the centre develops over time and more residential development is introduced, there is opportunity to incrementally enhance the streetscapes and open spaces to further improve the landscape setting and urban forest in the centre. Improved landscaping using water sensitive urban design (WSUD) principles can help reduce the heat island effect and make the centre a more attractive and welcoming environment for people to spend time. This could be achieved incrementally through off-site works as development occurs.

Defining the centre's street hierarchy and preferred character will focus where improvements to pedestrian amenity should be made and how development should interface with the streets. Better quality green spaces in the centre will provide attractive spaces for people to linger and enjoy. Large canopy trees will provide shade and improve pedestrian amenity.

The connections between public spaces can be improved through new pavement, better lighting and street furniture and, particularly, by strengthening the east–west link from Betsy Gallagher Park and the town square through the Town Park to Eddison Park as an interconnected series of open spaces (Figure 30).

4.2.3 Improved urban design and identity

There are a number of medium-rise developments in the centre that increase in height towards the town square. This is considered a strength of the centre's city form as the taller development close to the town square signals the centre of the town and helps people to navigate around the centre. Lovett Tower is a prominent feature of the centre's city form and can be seen from several locations within the centre and the broader Canberra region, including Red Hill Lookout and the National Arboretum.

The pedestrian walkways that extend from the town square play an important role as they allow people to easily and freely move between retail, office and community facility precincts. New development and redevelopment along main pedestrian routes can help improve these spaces, providing surveillance from balconies and more active uses at the ground floor. Allowing a mix of uses would generate activity during different times of the day, making spaces safer and more attractive to walk through.

Introducing residential development in the service trades area is complex due to the number of smaller tenants and potential for conflict with other non-compatible uses. However, it has the potential to activate the southern end of the centre. A successful example of a similar approach is the recent development in Braddon.



4.2.4 A highly accessible centre

Improvements to the public domain and pedestrian and cycle infrastructure offer the opportunity to further increase accessibility to public transport and encourage more people to walk and cycle through the centre. Additionally, improved connections to existing community services, such as The Canberra Hospital, are paramount to facilitate easy access for all sections of the community. Ensuring that new or upgraded community facilities and services are co-located in a convenient location in the town centre will also improve the centre's accessibility for the community.

The planned improvements to public transport and the prospect of light rail will provide people with genuine options for travel to and from the centre.

Good cycle and pedestrian connections to and from public transport stops and the bus station are vital to the success of achieving a highly accessible centre. Identifying main pedestrian and cycle routes within the centre will make it easier to prioritise future upgrades, which will be considered in the context of future budgets (Figure 30).

4.2.5 Providing housing choice

The ACT Planning Strategy provides clear guidance to introduce residential development into Canberra's commercial centres to encourage activity in the evenings, provide new commercial opportunities and housing choice, and improve the city's sustainability.

The centre is currently experiencing change with a number of residential developments underway or proposed. As more people live in the centre, a more active and diverse public domain will need to be developed to support them.

It is important that a range of housing choices be available for the community in Woden Valley and the centre to accommodate a younger demographic, older people and families. The opportunity exists to provide a range of different housing typologies in the centre, Phillip service trades area and along Athllon Drive.

4.2.6 A vibrant, safe and accessible place for working, shopping, living and recreation

The mix of uses and activities in the centre is highly valued by the community, as established in the first stage of community engagement. Everyday the centre is accessed by workers, shoppers, residents and people accessing community facilities and services. This provides an opportunity to further promote an active town centre and encourage more people to use the centre beyond the usual business hours.

There is an opportunity to build on the centre's strengths as a metropolitan hub for employment and retail and to encourage further uses, such as residential, that extend the operating hours of the centre. Improving the public spaces will support the greater mix of uses and encourage commercial enterprise to activate the streets.

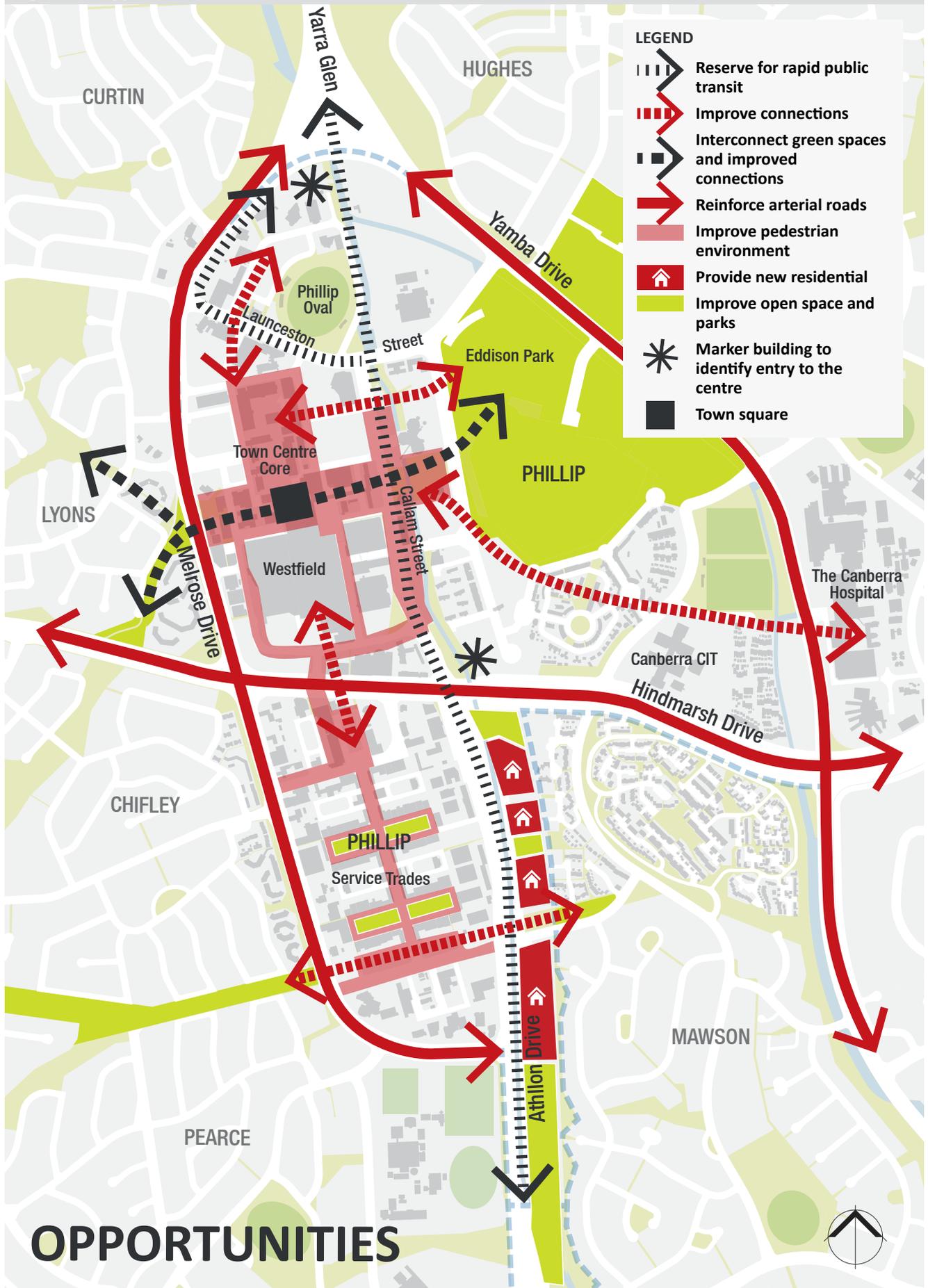
4.2.7 Sustainable development and design to reduce energy, water and car use

Features like Yarralumla Creek have the potential to provide new recreation spaces and better connections to the centre. Benefits include encouraging people to walk and cycle, improving water quality and reducing impacts of major flood events along the creek line. Opportunities for water sensitive urban design in the public spaces of the centre could help filter pollution out of stormwater and support new plantings. The built environment can 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.

The proposed improvements to the bus interchange will make public transport more accessible to a wider range of the community to help provide genuine transport choice to the centre and the wider city. This could have flow-on effects to reduce private vehicle use, traffic congestion and pollution and to improve air quality.



Figure 30: Opportunities



Artist's impression for Callam Street





5. The master plan

5.1 Master plan structure

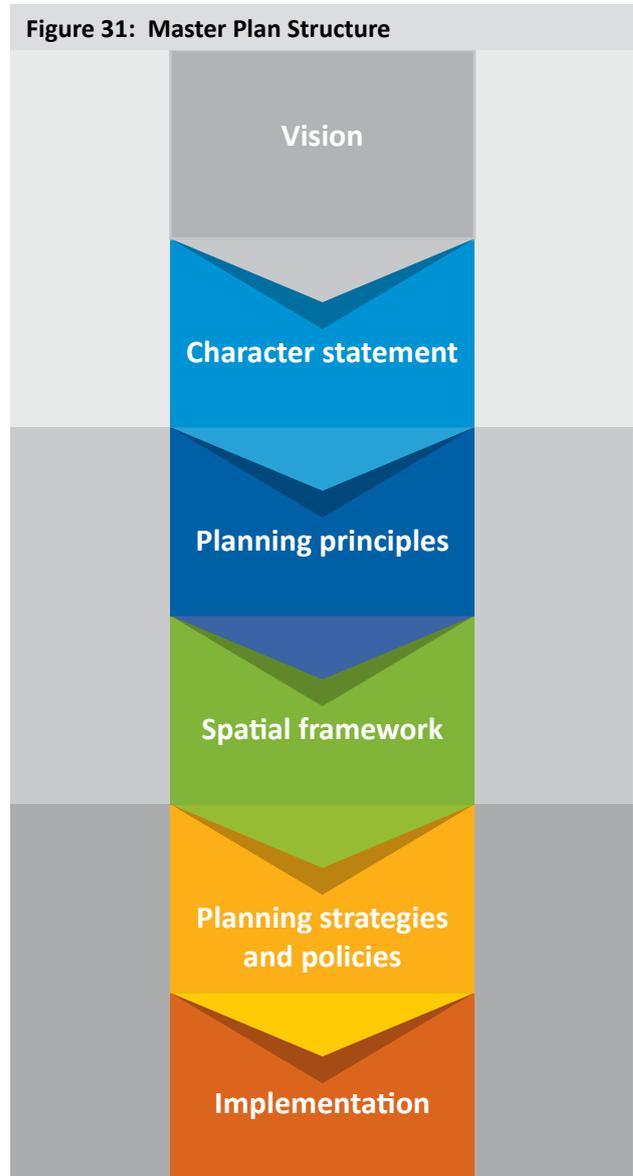
The master plan structure indicates how the planning strategies and policies support achievement of the vision and principles (Figure 31). Figure 32 indicates some of the key master plan assumptions that were used to develop the principles and planning strategies.

5.2 Vision

The vision has been developed to reflect the contribution from community and stakeholders. It captures what is valued about the centre and sets out what the centre could be in the future.

Woden town centre is a major community and commercial hub for the Woden Valley and wider Canberra region. It is a place that attracts people to live, work, socialise and enjoy throughout the day and evenings. The town square is the central focal point for social and community activity that will connect people to a network of safe and active streets and public parks.

Figure 31: Master Plan Structure





5.3 Character statement

The Woden town centre is set within a valley and is a major metropolitan hub in south Canberra.

The centre is well connected to other centres and is readily visible from main attractors such as Red Hill Lookout and the National Arboretum. The centre includes medium and high-rise buildings, and pedestrian-only spaces that contribute to its urban character. The shopping, community facilities and services in the centre are used by local residents and the wider region.

The centre is made up of several discrete precincts as shown in Figure 33, including:

- **The retail core precinct** will retain its primary function to provide major retail uses for the district. A mix of uses will be further encouraged with active uses fronting onto the streets, the bus station and town square.
- **The mixed-use, office and accommodation precinct** will primarily provide for government and commercial offices. A mix of residential development, community facilities, educational facilities and other employment opportunities will be provided. This precinct will provide a transition in the scale of development from the retail core to surrounding areas.
- **The recreation and living precinct** will offer a mixed-use residential environment. Several recreational uses will be retained and new uses encouraged in this precinct. Phillip Oval is integral to the precinct's function and character.
- **The community, recreation and parkland precinct** will continue to provide important open space, recreation and community uses that will be better connected to areas in the town centre and surrounding suburbs. The open spaces and recreation facilities will encourage an increasing town centre population to live an active and healthy lifestyle. The heritage significance and function of the Woden Cemetery is an important facility in this precinct and contributes to the precinct's landscape character.
- **The town centre living precinct** will predominantly provide medium and high-density residential development. This precinct will include some smaller-scale commercial uses to encourage daytime activity through the week.

- **The Phillip service trades precinct** will continue to provide important services in the town centre. Medium-density residential development will be encouraged along Townshend Street and fronting the pocket parks in Colbee Court and Dundas Court to bring more activity to the precinct outside of the typical working week.
- **The Athllon Drive precinct** will combine residential and recreation uses that support future public transport and provide an attractive place for people to live. This precinct will provide medium and high-density residential development that is supported by areas of open space and recreational uses. Yarralumla Creek provides opportunities to enhance the corridor through improvements to the creek and inclusion of a range of recreation activities for local residents. Opportunities to mitigate against flooding should also be provided along the Athllon Drive corridor.

5.4 Planning principles

The following planning principles are applied to guide the implementation of this master plan, its vision and strategies. The principles reflect the future desired outcomes for the centre. Table 5 shows how the planning principles are supported by the planning strategies.

5.4.1 Further diversify land use and character precincts

The centre has well-defined land use precincts, but this has created spaces with limited hours of activity in different parts of the centre.

The centre will retain precincts for distinct functions and character. However, each precinct will be encouraged to include mixed-use development within blocks and buildings. This will provide for greater use of these areas during the day and evenings (Figure 33).

Community and educational facilities should be located strategically to strengthen the pedestrian network and create more diverse and lively areas. Co-location of community facilities and services in a highly accessible town centre location will also contribute towards a more accessible centre and creation of more diverse and active precincts.



Figure 32: Table of assumptions

POPULATION

Population in Phillip
 2021 **3,400 - 4,100**
 2031 **5,500 - 7,100**

Population in Woden Valley
 2021 35,650
 2031 37,350

Population in ACT
 2021 **430,400**
 2031 **493,500**

DWELLINGS

ACT average **2,800 dwellings** per year between **2011** and **2031**

City and town centres could attract **20–25%** of Canberras housing demand

Approximately **100 - 150 dwellings** per year for **Woden town centre** to **2031**

EMPLOYMENT

Employment in the ACT/Queanbeyan
 232,400 2011
 260,000 2021
 280,000 2031

Operational office **floor space**
 154,000m² 2015
 172,000m² 2021
 194,000m² 2031

Retail floor space (GFA)
 124,000m² 2015
 180,000m² 2031

ENVIRONMENT

0.7% increase in **temperature** in the near future (**2020–2039**)

ACT Climate Change Snapshot (2014)

Reduce greenhouse gas emissions **40%** from 1990 levels, **by 2020**
 AP2 (2012)



Figure 33: Character precincts

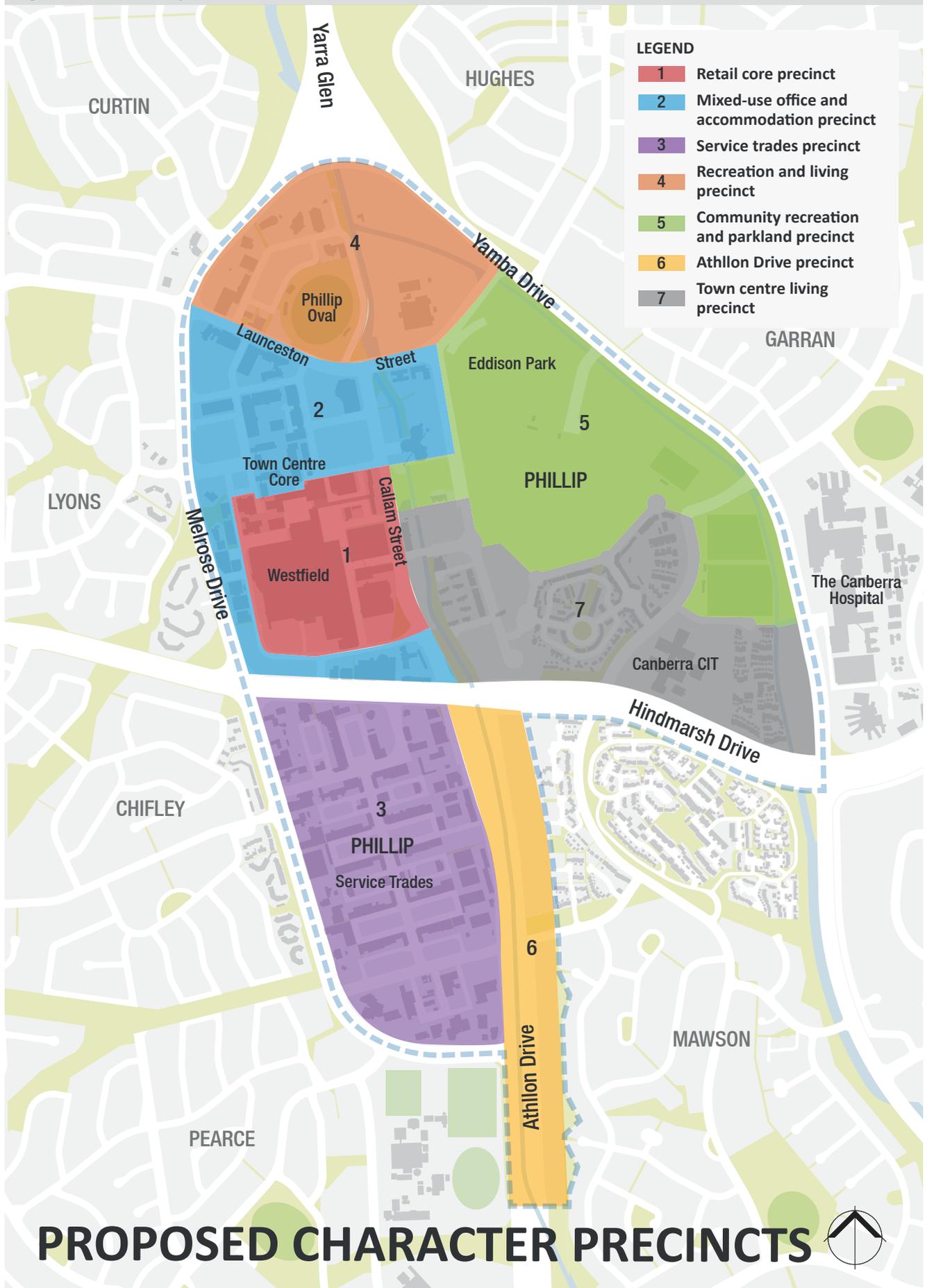




Figure 34: Urban grain, streets and public spaces

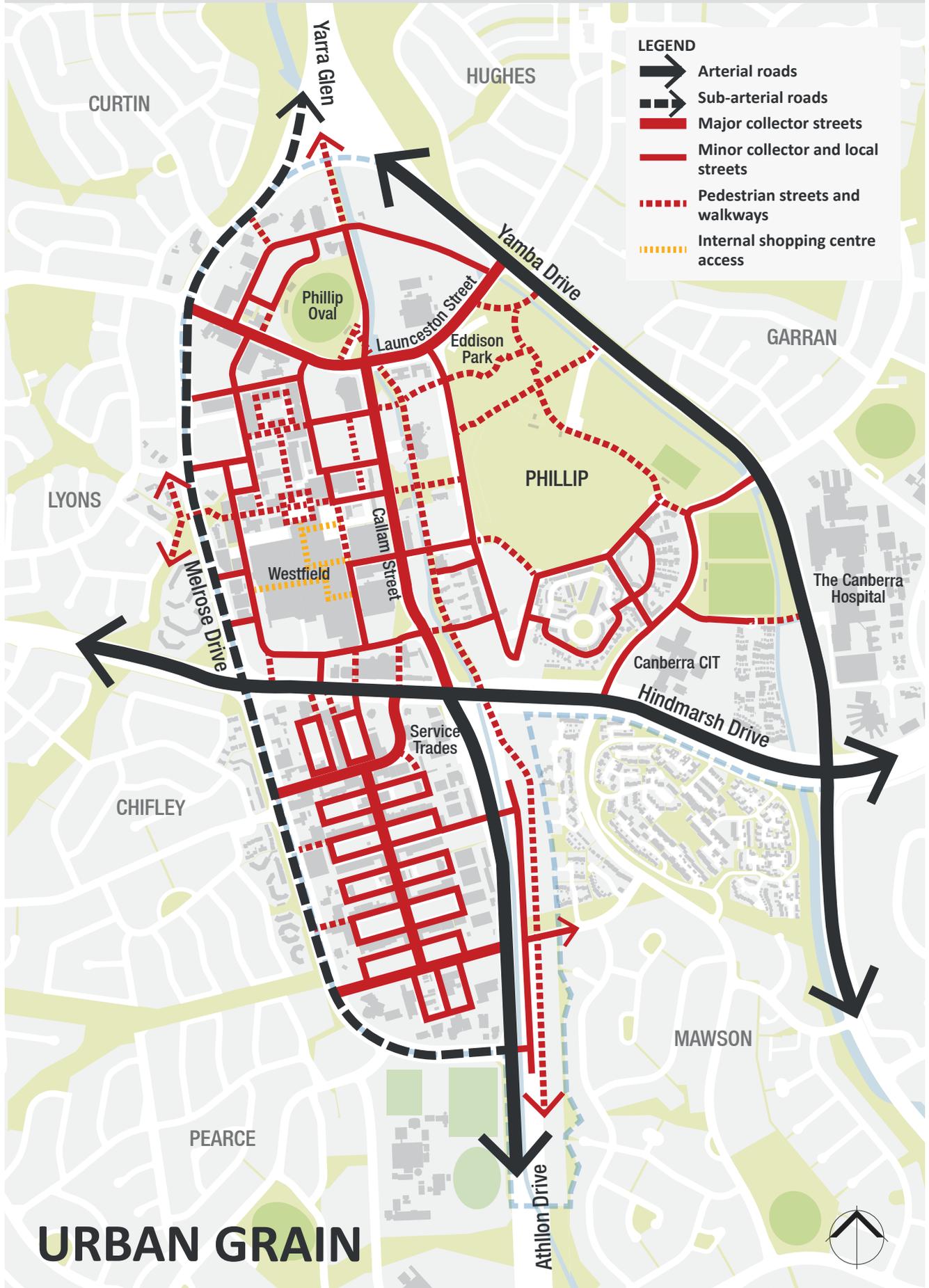
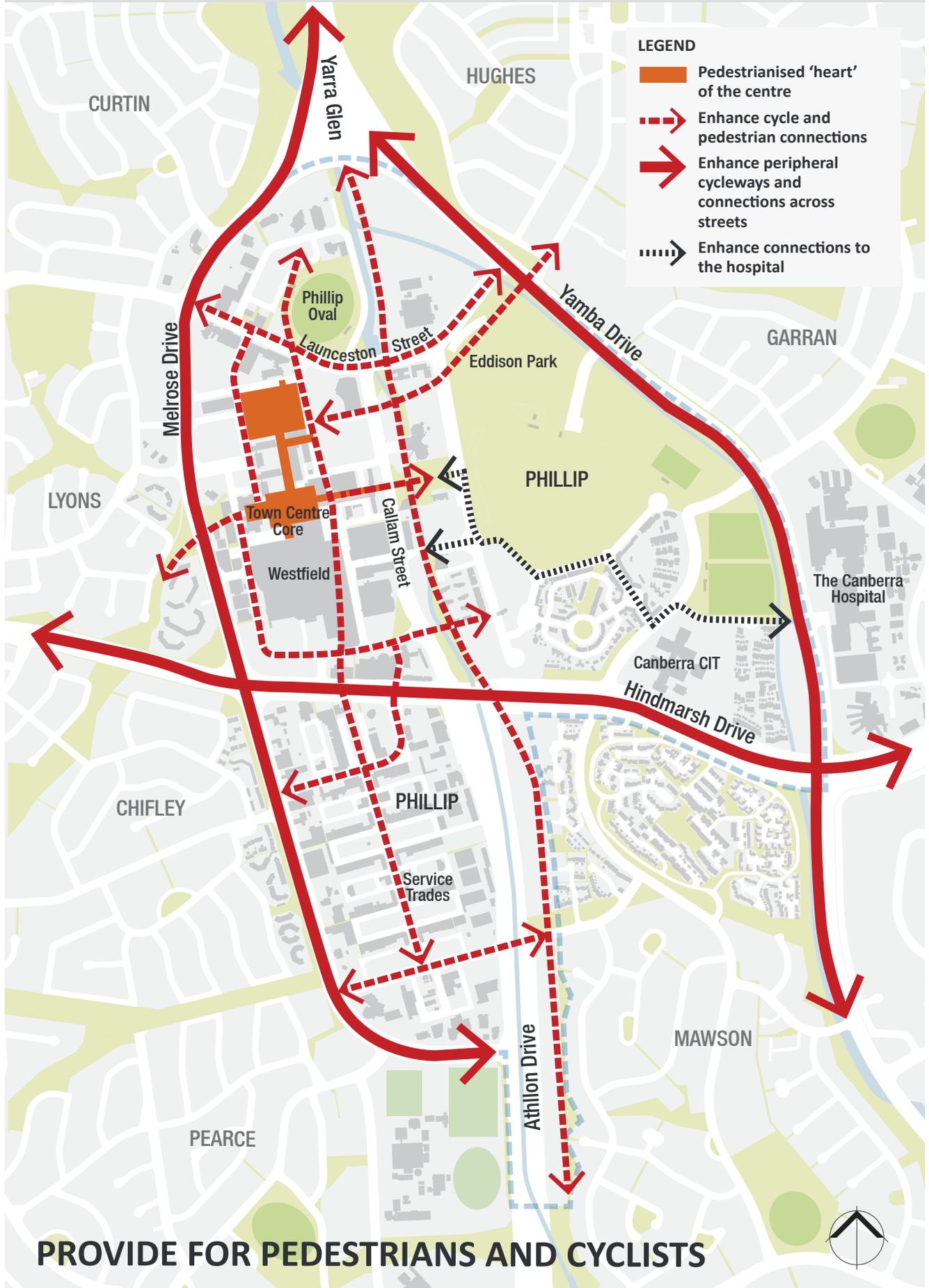




Figure 35: Pedestrians and cyclists





5.4.2 Improve the urban grain, streets and public spaces

The urban grain is the layout and structure of the blocks, buildings, streets and open spaces. A finer urban grain will allow people to move around more easily and find their way through the centre. A better defined street hierarchy and improved connections for pedestrians in the centre will create a finer grain of development (Figure 34). Rethinking the function and design of main arterial roads, such as Melrose Drive, will be critical to improving connections to the town centre.

Parks and public spaces will make the centre a more attractive place for people and provide opportunities for play, physical activities and passive recreation.

Opportunities for residential development will be encouraged along main pedestrian links to ensure the public spaces are active through the day and in the evenings. Main pedestrian routes include the town square, pedestrian spine, Bradley Street, Callam Street and Corinna Street.

5.4.3 Develop a strong community

Woden town centre will support a significant residential population which interacts, enjoys a healthy and active lifestyle, and enjoys a rich cultural life.

Facilities and activities for the community will be necessary to encourage community development among a diverse range of residents, including young singles, couples, families and retirees. This will include spaces to meet, and a public domain that encourages people to be active, walk and meet others, and cultural facilities and events that celebrate the past and present community.

5.4.4 Provide for pedestrians and cyclists

Establishing a clear pedestrian and cycle network into the centre and along main routes will provide connections between the precincts and to public transport (Figure 35).

The pedestrian and cycle network needs to provide easy access to the centre for people of all abilities. Improvements could include dedicated cycle lanes, shared zones, additional bicycle parking facilities and improved signage. Bicycle parking and facilities will be located in strategic locations that are safe, convenient and accessible. New cycle routes will connect to the cycle network beyond the boundaries of the centre and to surrounding residential areas.

The pedestrian environment could be improved by:

- providing directional signage
- retaining view corridors to help with way-finding around the centre
- encouraging development that provides a human scale along main pedestrian routes
- providing new street furniture and improved lighting
- reducing microclimatic impacts from new development, including overshadowing and wind effects
- providing shade and shelter with building awnings and canopy trees, and
- improving the visual quality of the public spaces as the centre develops.

The main east–west connections in the centre will be strengthened to connect the mixed-use precincts and open spaces such as Eddison Park, the cemetery and the public ovals to the east of the centre. The main north–south pedestrian and cycle connections will be strengthened, particularly between the service trades area and the retail core, and across Launceston Street.



5.4.5 Encourage a built form that positively contributes to the open spaces and streets

New development in the centre will positively contribute towards an interesting and lively streetscape and open space network. New development will be designed to ensure pedestrian movement and amenity is a priority by providing a mix of active uses on the ground floor, balconies and terraces overlooking pedestrian spaces and providing a human scale to the height and massing of the building (Figure 36).

The height, bulk and scale of development will recognise that the retail core and office and accommodation precincts are the primary areas for higher density and high rise development, stepping down at the edges of the centre. This will help visitors readily identify the major shopping and employment areas, and establish a clear built form hierarchy and character for the centre.

Opportunities for marker buildings in strategic locations are promoted to help people identify that they have entered the centre or to assist them to orient themselves as they move through the centre.

Figure 36: Built form along main pedestrian routes



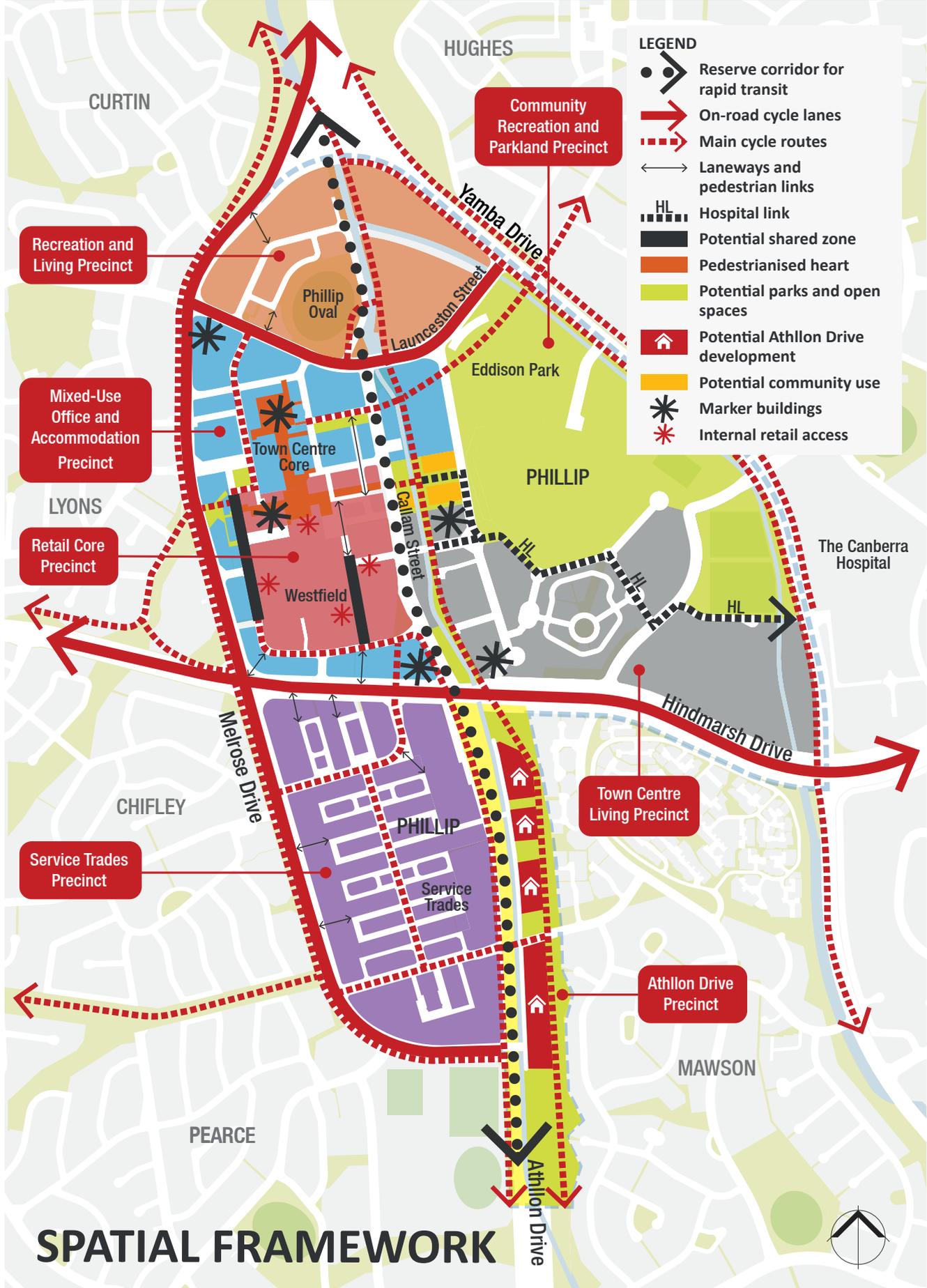


Table 5: Summary of planning principles and planning strategies

Planning Principles	Planning strategies that support the planning principles
Further diversify land use and character precincts	<ul style="list-style-type: none"> • Improve the centre’s sustainability through the design of buildings and the public domain • Activate and enhance the public domain • Retain sites for future offices and employment • Improve access to community, sport and recreation facilities • Encourage town centre living • Improve connections and character of the Phillip service trades area • Provide a new vision for the Athllon Drive corridor that incorporates residential development and recreation uses
Improve the urban grain, streets and public spaces	<ul style="list-style-type: none"> • Improve the centre’s sustainability through the design of buildings and the public domain • Encourage buildings that provide a positive interface with the public domain • Provide a well-connected centre for transport and movement • Activate and enhance the public domain • Improve connections and character of the Phillip service trades area • Provide a new vision for the Athllon Drive corridor that incorporates residential development and recreation uses
Develop a strong community	<ul style="list-style-type: none"> • Improve the centre’s sustainability through the design of buildings and the public domain • Provide a well-connected centre for transport and movement • Activate and enhance the public domain • Retain sites for future offices and employment • Improve access to community, sport and recreation facilities • Encourage town centre living
Provide for pedestrians and cyclists	<ul style="list-style-type: none"> • Improve the centre’s sustainability through the design of buildings and the public domain • Provide a well-connected centre for transport and movement • Activate and enhance the public domain • Improve access to community, sport and recreation facilities • Improve connections and character of the Phillip service trades area
Encourage a built form that positively contributes to the open spaces and streets	<ul style="list-style-type: none"> • Improve the centre’s sustainability through the design of buildings and the public domain • Encourage buildings that provide a positive interface with the public domain • Provide a well-connected centre for transport and movement • Manage parking to ensure the centre is accessible • Activate and enhance the public domain • Encourage town centre living • Improve connections and character of the Phillip service trades area • Provide a new vision for the Athllon Drive corridor that incorporates residential development and recreation uses



Figure 37: Spatial Framework





5.5 Spatial framework

The spatial framework (Figure 37) sets out how the broad structure of the centre could be arranged in the long term. The spatial framework shows how land use, public domain, character precincts and connections could be arranged and delivered.

The spatial framework recognises the challenges in the centre and brings together the opportunities, vision and planning principles to illustrate how Woden town centre could change over the lifetime of this master plan.

5.6 Planning strategies

These planning strategies 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 planning strategies identify opportunities for private sector investment and will be achieved through provisions to be included in the precinct code, land releases, public domain upgrades (which will be subject to consideration by the ACT Government through future budget processes) and completion of further studies.

5.6.1 Improve the centre's sustainability through the design of buildings and the public domain

The sustainability of the centre requires an integrated approach to meet social, environmental and economic goals. The centre's sustainability will enhance the local economy, environment and community.

New development and redevelopment provides the opportunity to improve the overall sustainability of the centre. New buildings can be designed to provide good northerly orientation for solar access and to capture cooling breezes. The use of more sustainable building materials and water and energy saving innovations can be incorporated.

The centre should be well connected to the surrounding suburbs and provide a range of transport options and opportunities.

A level of flexibility in the design and sequencing of development will provide an enduring and resilient town centre, allowing several options and opportunities to be realised as circumstances change.

Recommendations and opportunities to improve the centre's sustainability are:

- Ensure that corridors of green space and tree plantings are linked to the wider open space network to provide for wildlife and people.
- Investigate opportunities for community gardens in or near the centre that allow people living in the area to produce food and be active and healthy in their community.
- Improve the cycle and pedestrian networks to make active travel easy and convenient in and around the centre, including integrating the pedestrian and cycle routes with the planned bus station and public transport stops.

Recommended planning policies

- Provide new planning controls to mitigate impacts on the centre's microclimate, such as shadowing of adjacent residential development and main public space. Development controls should include measures to reduce wind shear from taller development onto the streets and public spaces (Figure 38). Providing building setbacks to upper floors is one way to achieve this.
- Encourage residential development in the commercial core and office precincts to extend the centre's operating hours and support the local economy.
- Ensure development controls are flexible enough to allow for more sustainable and innovative building designs, new technologies to reduce energy and water consumption and the incorporation of living (green) infrastructure.
- Ensure buildings can be oriented to optimise energy efficiency, solar access, cross-ventilation and shading.

Opportunities for land release

- Reserve Block 1 Section 7 as a potential long-term land release for a large office/mixed-use employment base in the centre.



Recommended public domain upgrades

- Improve the design of the town square to incorporate structures that reduce wind impacts and the heat island effect, including canopies or arbours; any new structures should be multipurpose to allow for community events and contribute to a pleasant space.

Recommended further studies

- Continue investigations along Yarralumla Creek to reduce potential flooding along the corridor, improve stormwater quality and improve the landscape setting and amenity for the community.
- Continue to plan and improve the bus interchange and connections to make public transport a more attractive, safe and convenient mode of travel.
- Prepare a public domain design manual that specifies design standards, including water sensitive urban design measures, for the public spaces and new development. Materials selected in the public domain design manual should also be carefully considered to reduce the heat island effect.

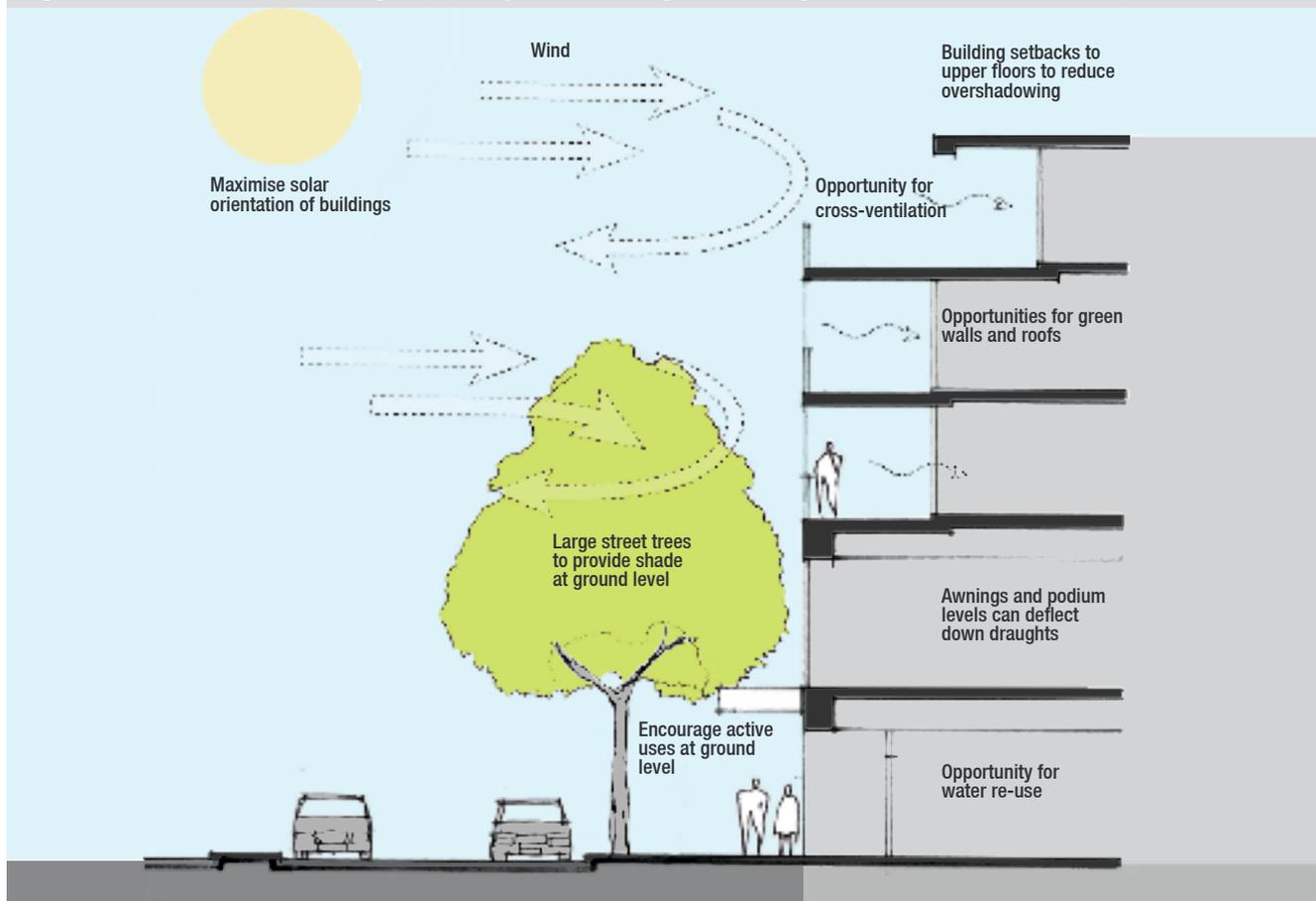
5.6.2 Encourage buildings that provide a positive interface with the public domain

The built form and character in the centre will provide a clear delineation between the retail core and other precincts of the centre. The core area will provide for a medium and high-density mixed-use environment.

Recommendations and opportunities to improve the centre's built form and character include:

- Limit building heights to respect the landscape setting of the Woden Valley and surrounding hills and ridges (Figure 39).
- Provide a building height transition from the surrounding areas, focussing taller buildings towards the town square and office precinct.
- Provide a human scale onto main pedestrian areas and routes; taller building elements are to be set back to reduce the visual bulk and scale and overshadowing impacts onto main pedestrian routes and nearby residential development.

Figure 38: Cross-section showing how to improve the design of buildings and streets.





- Encourage the design of towers to limit the floor plate size to reduce the bulk and scale of the development, allow for good solar access on to the public spaces and streets. This is particularly important for development on the northern side of the town square.
- Encourage development to build to the front property boundary along main pedestrian routes to frame the street, support active frontages and improve casual surveillance.
- Ensure that proposed development close to heritage listed buildings and objects are appropriately setback and designed.
- Reduce potential conflict between non-compatible uses through the design of buildings and permissible uses. This includes mitigation of conflict between residential uses and sporting fields. This is particularly important for the recreation and living precinct in the northern area of the town centre.

Recommended planning policies

- Allow for marker buildings in appropriate locations that indicate the entry to the town centre and help people to orient themselves as they walk through the centre. Marker building locations are shown in Figure 42 and include:
 - » Site A – Entry gateway at the intersection of Launceston Street and Melrose Drive. Taller development at this corner will identify the northern end of the commercial area and provide a strong urban entrance. The marker building is to be setback from the Launceston Street and Melrose Drive intersection, reducing potential overshadowing of the residential development in Lyons.
 - » Site B – A marker building to the east of the centre would strengthen the east–west visual connection in the centre. The building will not exceed the height of Lovett Tower and will provide a greater density of development close to the bus interchange and retail core area.

Figure 39: Artist's impression of Woden town centre





- » Site C – Entry gateway at the intersection of Callam Street and Hindmarsh Drive. The height is to be limited to balance the existing tower (Sky Plaza) on the opposite street corner and limit any potential for overshadowing of existing residential development in Swinger Hill.
- Introduce new development controls into the Territory Plan to mitigate adverse impacts from taller development, along main pedestrian routes and onto public places. For example, podium levels can create a sense of human scale and deflect down draughts.
- Provide a mix of development densities and building typologies that assist in retaining and enhancing the discrete character precincts in the centre (Figure 40). These include:
 - » **High-rise marker sites** at ‘gateway’ locations or areas where taller development will act as a ‘marker’ that helps people orient themselves as they move through the centre. Building heights of 16 to 24 storeys are supported. More than 24 storeys could be considered where the marker building does not dominate the centre’s building skyline.
 - » **High-rise areas** are the focus for higher order uses within the centre. Building heights of 16 to 24 storeys are supported. Buildings are to provide an appropriate scale onto the streets so not to dominate the streetscape and reduce overshadowing onto significant public spaces, such as the town square.
 - » **High-rise transitional areas** aim to provide a mix of uses and a high density of development at the edges of the retail core area. Buildings heights of 12 to 16 storeys are supported.
 - » **Medium rise areas** aim to provide a transition in building heights from the commercial centre to the lower-rise residential areas. Building heights of 4 to 6 storeys are supported to provide a mixed-use environment and a human scale to the street.
 - » **Low rise areas** are where the main development type is residential. Building heights to 3 storeys is supported. An additional storey may be considered where a street setback is provided to reduce the visual bulk and scale.
- Provide building heights in accordance with Figure 42. Where buildings are located in CZ1: Core Zone and CZ2: Business Zone land use zones, additional storeys can be considered when the development:
 - » is supported by a visual impact assessment that addresses landscape setting, town centre urban form and relationship to surrounding development
 - » maintains the building height hierarchy of the centre
 - » does not increase overshadowing on nearby residential development or key public spaces such as the town square
 - » provides an increase in the required number of adaptable units to provide for an aging population
 - » provides off-site works as part of the development; this could include verge works or upgrades to adjoining areas of open space, and
 - » provides a mix of residential units.
- Provide a minimum 4 metre building setback along Furzer and Bowes Streets to allow for large canopy street trees and to increase the available space for pedestrians and cyclists.
- Ensure buildings of 10 storeys or above consist of a clear base, middle and top:
 - » Building base, or podium, will provide an appropriate scale of development to the street, define entrances, and assist in the creation of an attractive and active public domain. The building base will be designed to reduce the impact of podium parking on to the public domain.
 - » The building middle will be designed and sited to minimise its impact on surrounding streets, parks, public and private open space and nearby residential development. The building middle will be setback from the building base and provide an attractive and interesting built form that fronts onto the streets.
 - » The building top will be designed to screen plant and building services, and create an integrated and appropriate conclusion to the building form.
- Reduce adverse impacts from development along main pedestrian routes through the application of building setbacks to upper storeys of development. Apply the following minimum building setbacks to the pedestrian spine (Figure 43) and Bowes, Callam, Corinna, Easty, Furzer, Irving and Matilda streets, Melrose Drive and Willow Street:



Number of storeys	Minimum setback
Up to 5 storeys*	No setback required
Above 5 storeys and up to 12 storeys	3 metres
Above 12 storeys	6 metres

* where the podium levels include parking, a maximum of 22 metres can be considered.

Apply the following minimum building setbacks to the town square:

Number of storeys	Minimum setback
up to 3 storeys	No setback required
Above 3 storeys and up to 12 storeys	6 metres
Above 12 storeys	9 metres

Figure 40: Building height areas for Woden town centre

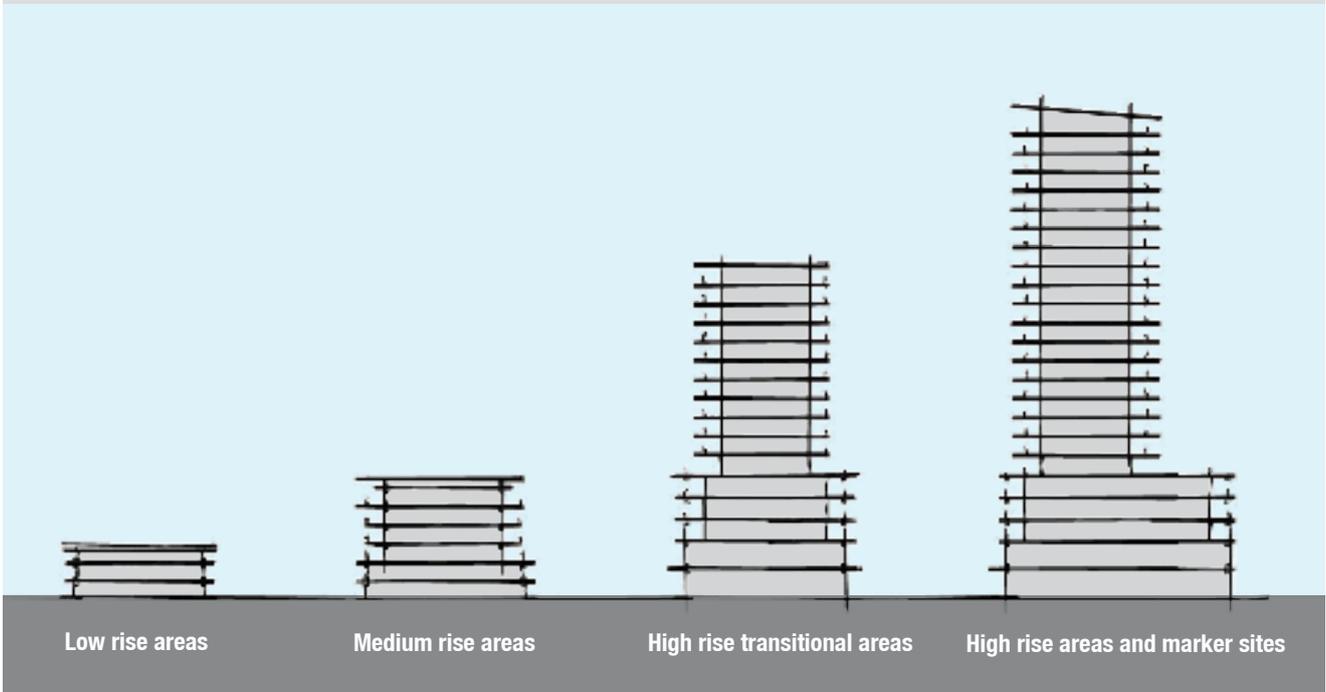


Figure 41: Typical cross-section through Colbee Court and Dundas Court

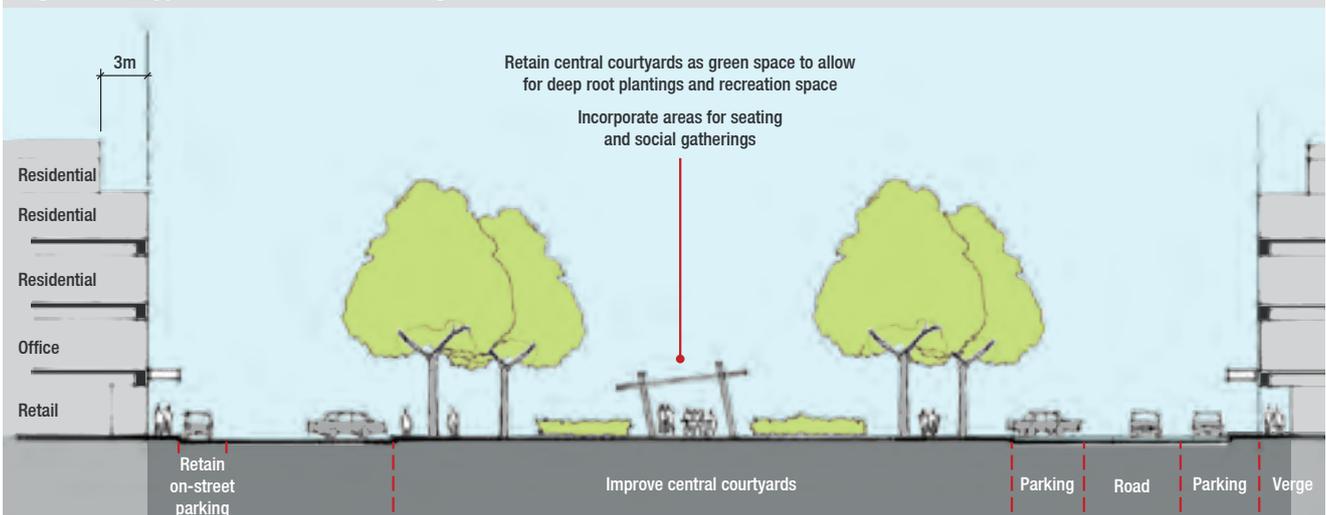
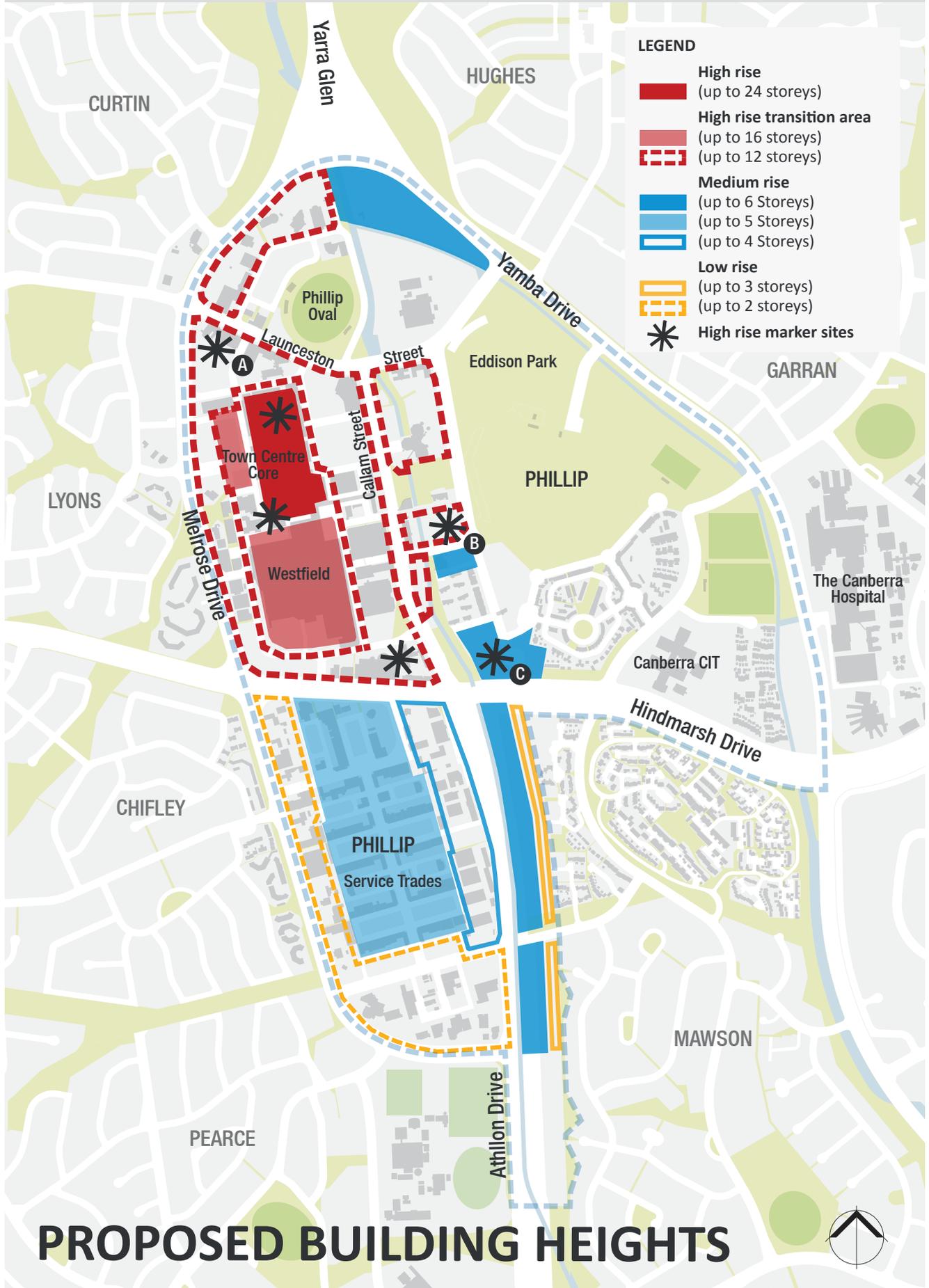




Figure 42: Proposed building heights





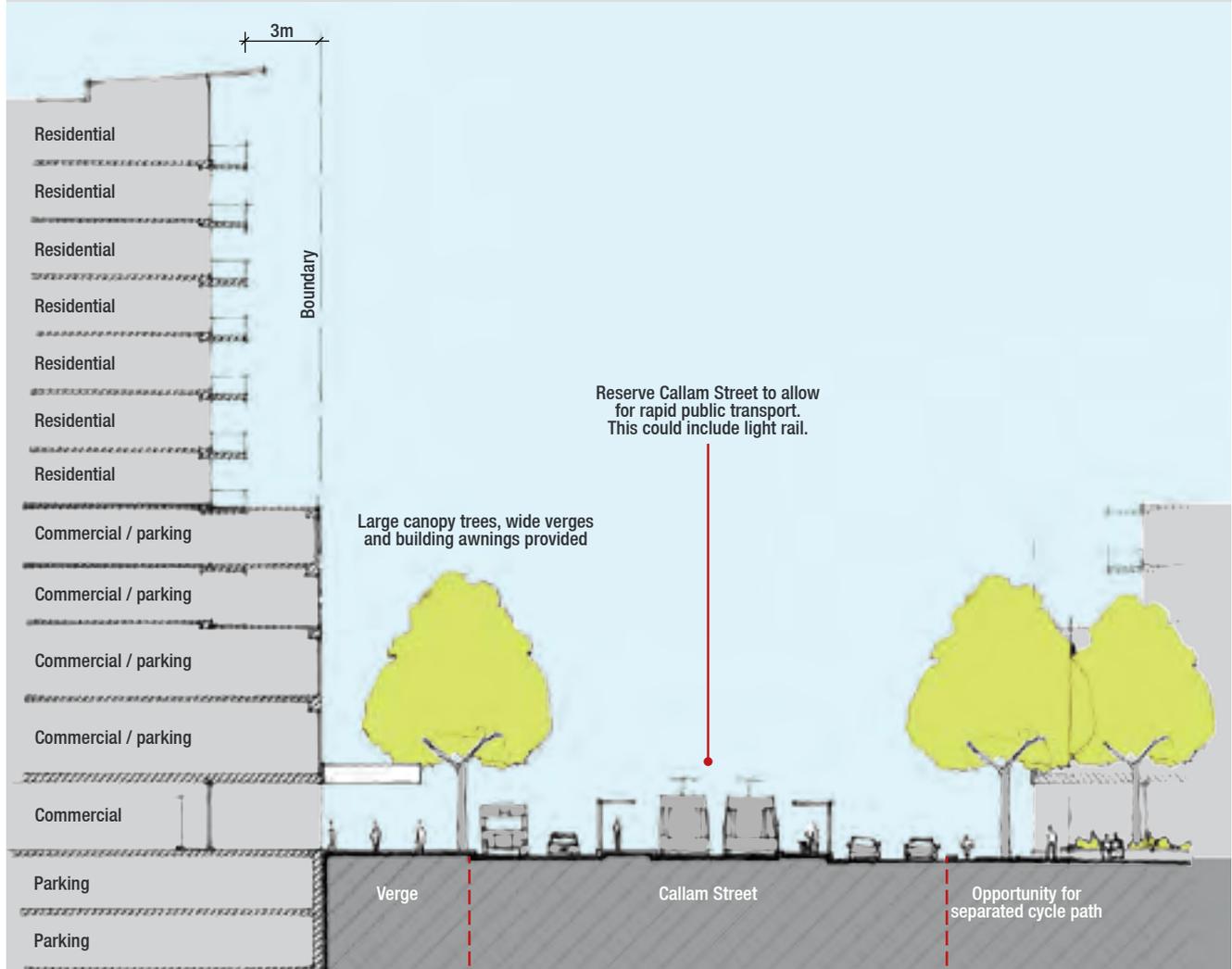
Apply the following minimum building setbacks to Bradley Street:

Number of storeys	Minimum setback
up to 3 storeys	No setback required
Above 3 storeys and up to 9 storeys	3 metres
Above 9 storeys	6 metres

- Where building base or podium levels are built to the front property boundary, setbacks are permitted where active uses, building entrances and landscape zones are provided.
- Zone Blocks 18, 19 and 20 Section 156 and Block 26 Section to RZ5: High Density Residential. This will provide opportunity for an appropriate transition in building density and scale from marker site C to adjoining developments.

- Simplify the planning controls for the Phillip service trades area, as illustrated in Figure 41:
 - » Allow a maximum building height of four storeys in the central area of Phillip.
 - » Permit a fifth storey, with a minimum 3 metre setback, for buildings fronting onto Townshend Street, Colbee Court and Dundas Court. Six storeys may be considered for development fronting on to Atree Court.
 - » Restrict residential use on the edges of the service trades area.
- Provide a 6 metre setback for development above two storeys that fronts on to Grenville, Prospect, Bellona Court and Devine Court.
- Allow for development up to four storeys along the eastern edge of the Phillip service trades area that encourages a more diverse range of businesses close to the rapid public transport on Athllon Drive.

Figure 43: Future cross section of Callam Street





- Provide colonnades and cantilevered awnings onto main pedestrian routes for shade and shelter. Cantilevered building awnings are mandatory for Callam, Corinna, Bradley, Brewer, Ball and Townshend streets, Colbee and Dundas courts and development fronting onto the planned bus station (Figures 38, 41 and 43).
- Restrict driveway access on Melrose Drive and Launceston, Callam and Townshend streets.

5.6.3 Provide a well-connected centre for transport and movement

All modes of transport are accommodated in the centre, including private vehicle, public transport, walking and cycling.

Establishment of a legible and direct east–west and north–south cycle and pedestrian network is critical to the success of the centre. This will need to be established over the long term to fully realise some of the strategies.

Transport, traffic and active travel will be managed through:

- Reinforce Hindmarsh Drive and Yamba Drive as arterial roads that can divert traffic around the edges of the centre and adequately perform their role and function within the wider road network. Safe pedestrian crossings at traffic lights will need to be retained and improved with any road upgrades.
- Establish Melrose Drive as a reduced-speed environment that reinforces its role as a primary cycle corridor. Melrose Drive will serve all road user groups and include improved pedestrian and cycle crossings, large street trees and, where appropriate, removal of slip lanes. On-street parking will be provided to encourage development to face onto Melrose Drive.
- Establish Launceston and Callam streets as low-speed vehicle environments that provide for public transport and private vehicles accessing the centre.

Figure 44: Artist's impression for Callam Street





Figure 45: Potential roads and improved pedestrian connections

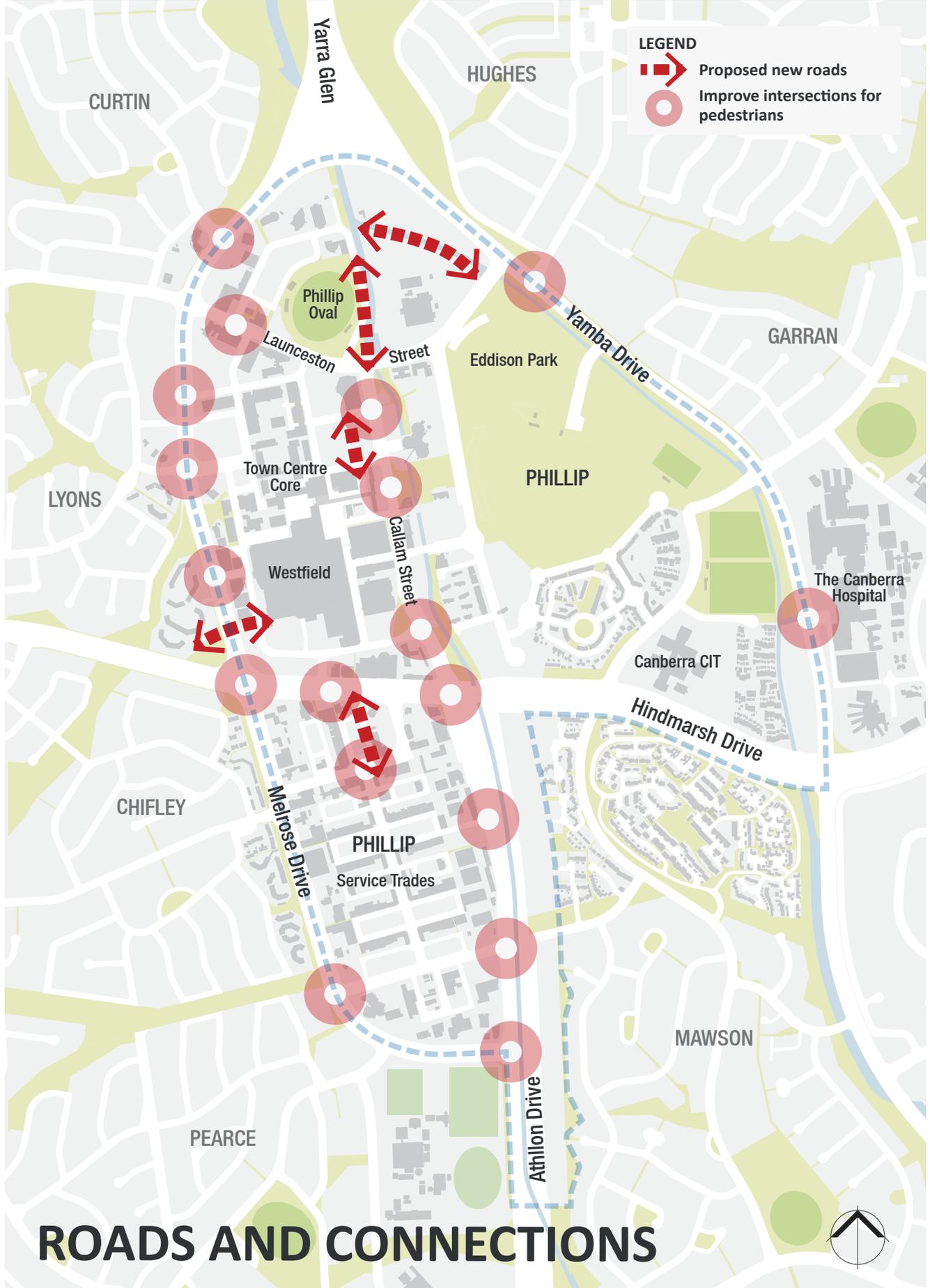
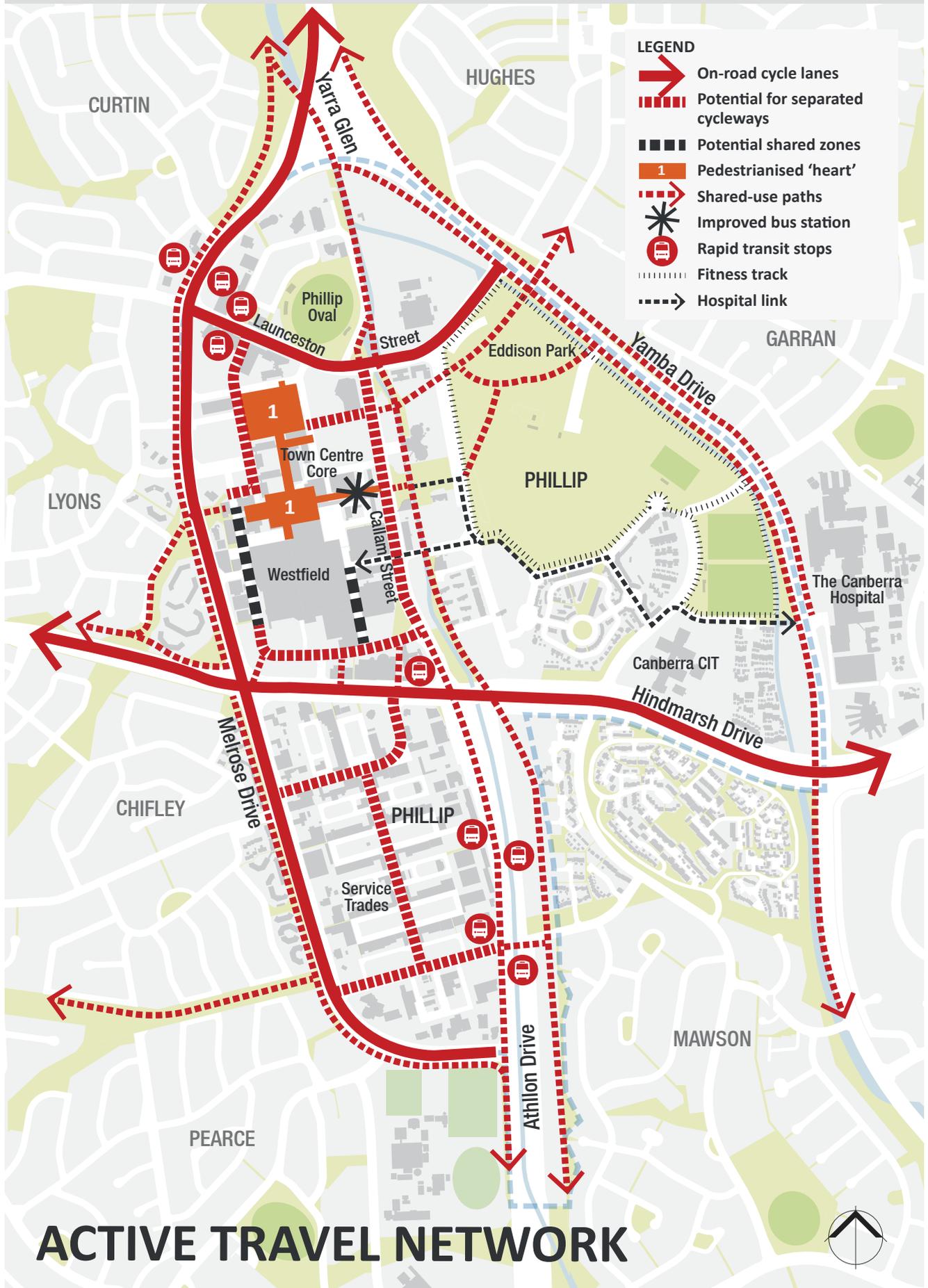




Figure 46: Active travel network





- Reserve Callam Street and the Athllon Drive corridor for future rapid transit, including light rail (Figure 44). This includes reserving the corridor in the Recreation and Living Precinct between Launceston Street and Yarra Glen.
- Investigate opportunities to improve the potential of the land north of the centre through improved local traffic circulation. This could include a new extension to Irving Street across Yarralumla Creek to better connect the Recreation and Living Precinct (Figure 45). Retain opportunities for future public transit parallel to the creek. Additional uses for the old pitch and putt site, such as residential development, could be considered once access is improved. Increased development density and building heights should also be investigated when improved access to this precinct is provided.
- Provide locations for bicycle parking that are close to the retail and office uses.
- Where feasible, remove slip lanes and provide pedestrian refuges at intersections along main pedestrian routes to make it easier for people to cross at intersections.

Recommended public domain upgrades

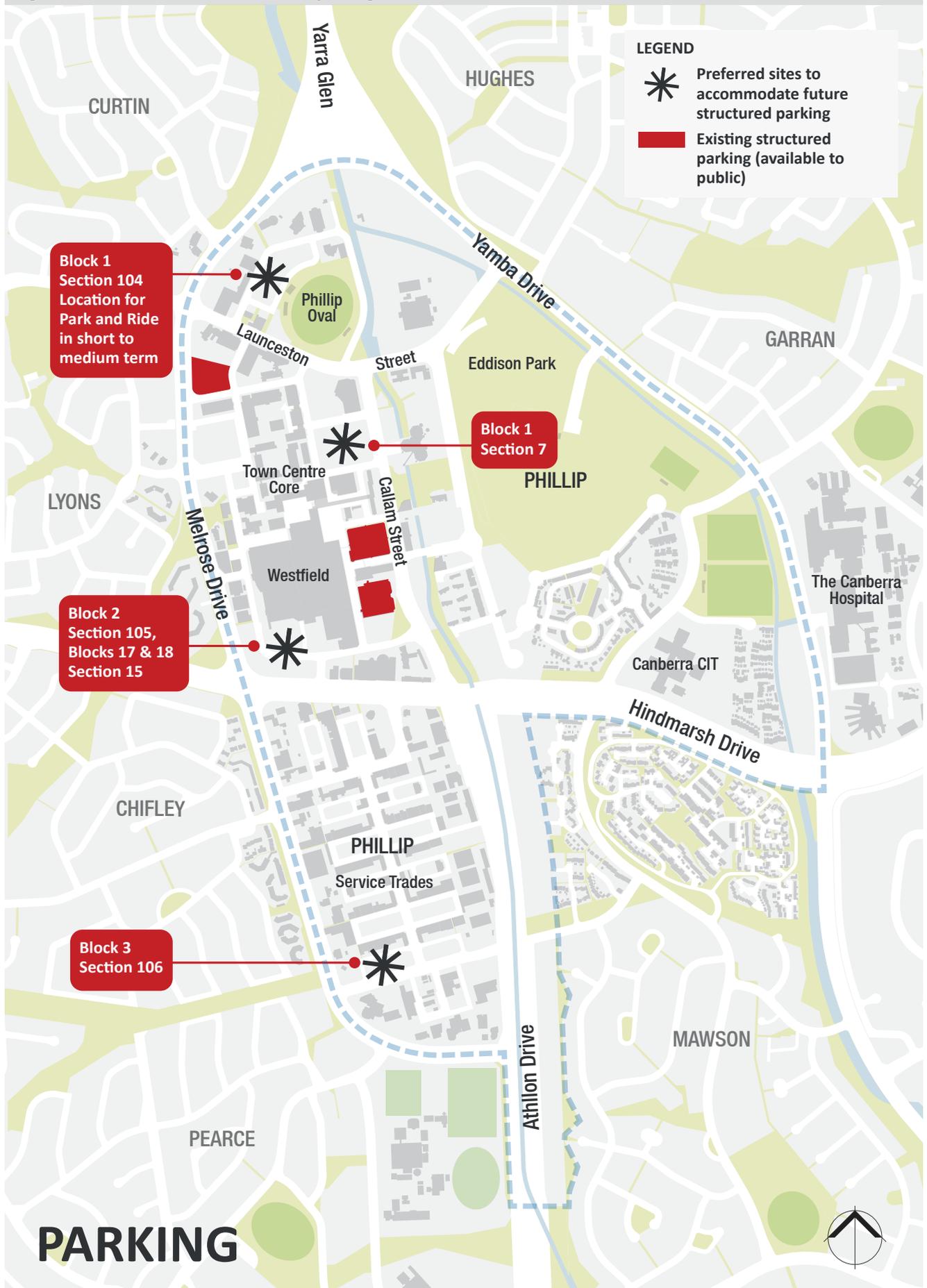
- Introduce traffic calming measure along Easty Street to discourage through traffic and improve pedestrian and cycle connections between the centre and Eddison Park. This could include reducing the width of the street road reserve.
- Provide a new connection between Corrina Street and Melrose Drive to relieve pressure on nearby intersections and Corinna Street (Figure 45).
- Investigate the opportunity for an eastern extension of Irving Street, across Yarralumla Creek, to and through the Recreation and Living Precinct and improve access to the old pitch and putt site at Block 4 Section 79 Phillip (Figure 45).
- Improve cycle and pedestrian connections and intersections across arterial roads to better connect to nearby suburbs (Figure 45).
- Upgrade infrastructure in the centre to be more bicycle friendly. For example, incorporate a bike channel where steep steps exist that allows cyclists to wheel their bike up the stairs. This is particularly important for the steps between the town square and bus station.

Figure 47: Artist's impression for a shareway on Corinna Street





Figure 48: Possible sites for structured parking





- Incrementally upgrade the public domain and street verges to provide attractive and usable pedestrian spaces. This includes investigating opportunities to widen the street verges and reducing street clutter to make the streets more comfortable for people to walk through the centre. Where feasible, services should be relocated underground to further reduce street clutter in all parts of the centre core and service trades areas.
- Redesign the Botany Street and Townshend Street intersection to provide safer and more convenient pedestrian crossings.
- Continue to investigate and plan for improvements to the bus interchange and bus network through the centre, with a focus on improving connections to pedestrian and cycle routes (Figure 46).
- Investigate the opportunity for separated cycle ways and shared zones that connect to the wider cycle network and make walking and cycling a more convenient way to travel to the centre for a wider segment of the community (Figure 46).
- Investigate the opportunity for a shared zone for Bradley Street to reduce traffic speeds and improve east–west pedestrian movement and complete the cycle network. Any upgrades to the public domain can be achieved through off-site works from private development or redevelopment.
- Investigate the opportunity for a slow speed shareway along a section of Corinna Street (Figures 46 and 47). The design of the street should provide for safe pedestrian crossings, slow vehicular speeds and cycle access.

5.6.4 Manage parking to ensure the centre is accessible

Parking in the town centre is currently near capacity. While significant parking demands are expected to be generated in the long term, a majority of the parking spaces are likely to be accommodated within individual development sites. However, given the nature of the mixed-use environment, it can be difficult to accurately estimate the extent of future development and parking generated by those developments.

There are several ways to manage parking in the centre. This includes managing existing spaces, providing new parking, locating future structured car parks and encouraging more sustainable modes of transport by making it easier for people to access the centre in other ways.

Parking within the town centre could be managed through:

- Integrate public parking structures into development with a mix of uses and preferably not stand-alone single-use structures.
- Provide convenient short stay on-street parking throughout the centre, where possible.
- Investigate the management of parking spaces in the service trades area to support local businesses and discourage town centre workers from parking in this area during the day; this could include areas of pay parking.

Recommended planning policies

- Design buildings and structures that reduce the impact onto the streets and public spaces, considering:
 - » pedestrian and cycle access to and from parking areas that are clearly visible and well-lit, and
 - » the use of high-quality architectural elements and landscaping to screen the structures from public spaces and streets.
- Ensure planning controls allow development to accommodate the required parking on-site, such as podiums.

Opportunities for land release

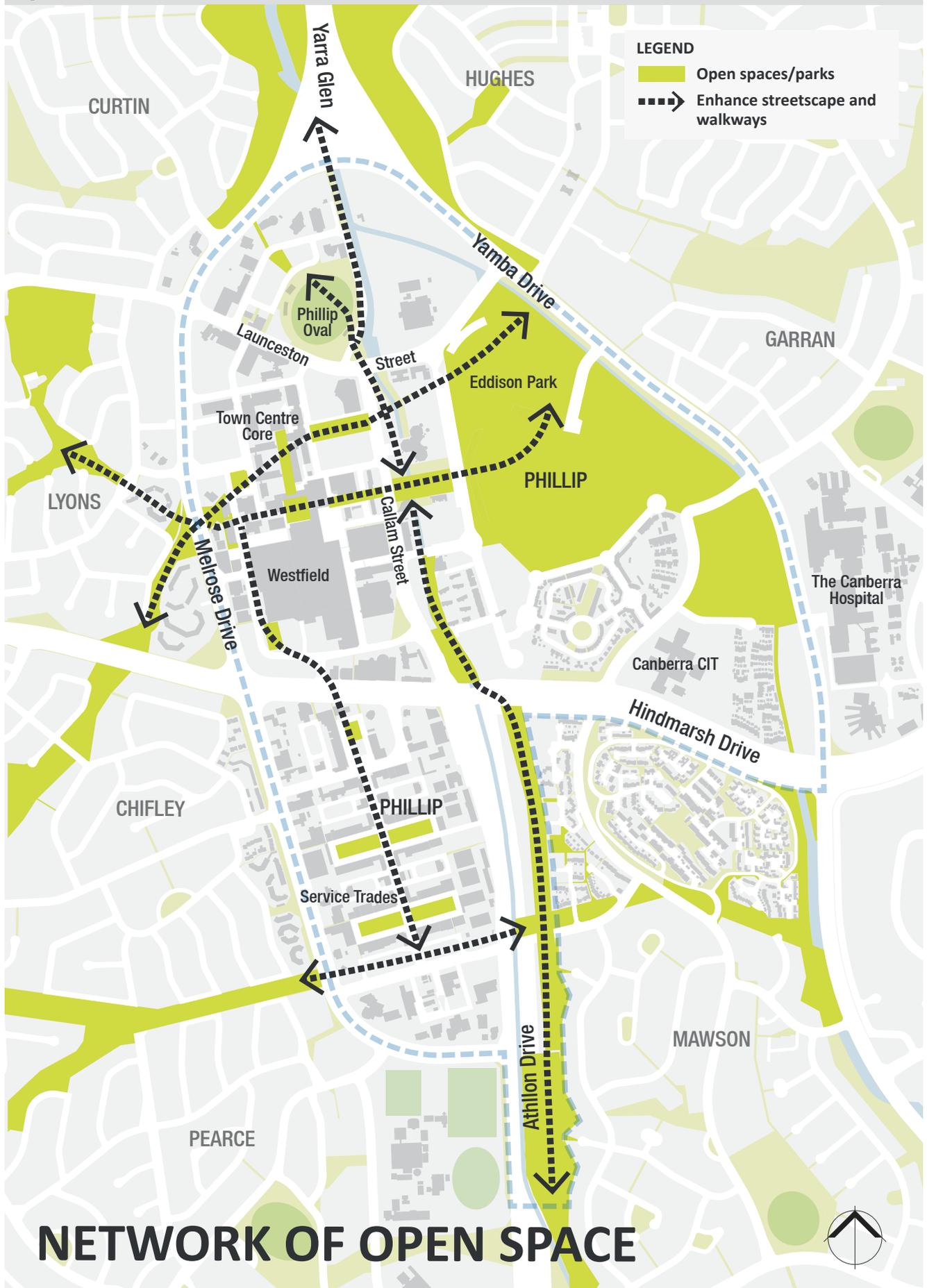
- Reserve sites that could provide publicly available parking structures in the centre, as shown in Figure 48. Publicly available parking structures are to be provided as part of a mixed-use development and preferably not be stand-alone structures. The identified sites have been assessed against criteria that consider proximity to surrounding development, potential parking yield, walkability to nearby employment, vehicular accessibility, time implications and potential for good urban design outcomes.

Recommended public domain upgrades

- Transition the Park and Ride facility to a more appropriate location out of the centre. This will help reduce parking pressures in the centre, reduce the need for users of the Park and Ride facility to drive through the centre, and allow for the future development of Block 1 Section 7 Phillip. The transition to relocate the Park and Ride could include:



Figure 49: Public domain network





- » relocating the majority of Park and Ride spaces to the currently underutilised surface car park close to Phillip Oval (Block 1 Section 104)
- » expanding the Athllon Drive Park and Ride near Mawson to provide for people using the service from Tuggeranong, and
- » investigating a new site for Park and Ride north of the centre.

5.6.5 Activate and enhance the public domain

The centre currently provides little activity along streets and in public spaces. There are several opportunities to enliven the public domain by ensuring active uses front onto the streets and public spaces, upgrading the public domain, providing opportunity for new development in quiet areas of the centre, introducing residential development to extend the opening hours of the centre, encouraging a mix of uses, and building on the centre's strengths, such as Eddison Park (Figure 49).

The public domain in Woden town centre could be activated by:

- Encouraging a greater mix of uses through the town centre to reduce single-use precincts and extend the opening hours in the centre.
- Designing the public spaces to encourage temporary uses that activate the town square and pedestrian spine, such as pop-up stores and markets (Figure 50). Uses such as outdoor gyms and community gardens should be considered to encourage a more active and healthy community.
- Investigating the potential for Phillip Oval as a premier sporting venue and encourage a mix of uses such as gyms and other recreation facilities.
- Strengthening the east–west pedestrian link between Betsy Gallagher Park, the town square and the Town Park to become an inter-connected series of green spaces that is attractive and comfortable for people to move through. The east–west connection could be a focus for improved stormwater management through water sensitive urban design measures.

Recommended planning policies

- Encouraging development to incorporate green roofs and green walls to assist in the 'greening' of the centre. This will provide benefits to reduce the centre's heat island effects and improve the outlook for residents where roof tops or blank walls can be viewed.

- Introducing community uses into the Town Park to bring people into this space and improve pedestrian connections across Callam Street. This will provide activities during the week and weekends that are close to public transport, main cycle routes and parking.
- Encouraging active uses at ground floor level for new development along main pedestrian routes including the town square, pedestrian spine, Callam Street, Bowes Street, Bradley Street, Corinna Street and Townshend Street. Require development to include building elements, such as building awnings, to improve pedestrian amenity.
- Providing development controls that encourage new developments to front onto the streets and provide some flexibility for building setbacks for building entries, active uses and urban plazas.
- Zone Blocks 16 and 17 Section 156 to CZ2: Business Zone to provide an active commercial streetscape to both sides of the street.

Recommended public domain upgrades

- Enhancing the public domain along main pedestrian routes to encourage development to front the streets.
- Investigating new opportunities for public art in and close to the centre that enlivens the public domain and reinforces or creates local character.
- introducing pocket parks over time that are close to new residential development to ensure users of the centre benefit from the physical and visual amenity of the green spaces (Figures 49 and 51). This could be achieved through off-site works when new development occurs or as part of the new development or redevelopment.

Recommended further studies

- Develop a public domain and lighting design standard for the centre that provides a consistent, functional and attractive public domain, considering lighting, street furniture, street trees and pavement types. This will also provide an opportunity to encourage and mandate water sensitive urban design measures and living (green) infrastructure into the design of streets and public spaces.



Figure 50: Cross-section through the pedestrian spine

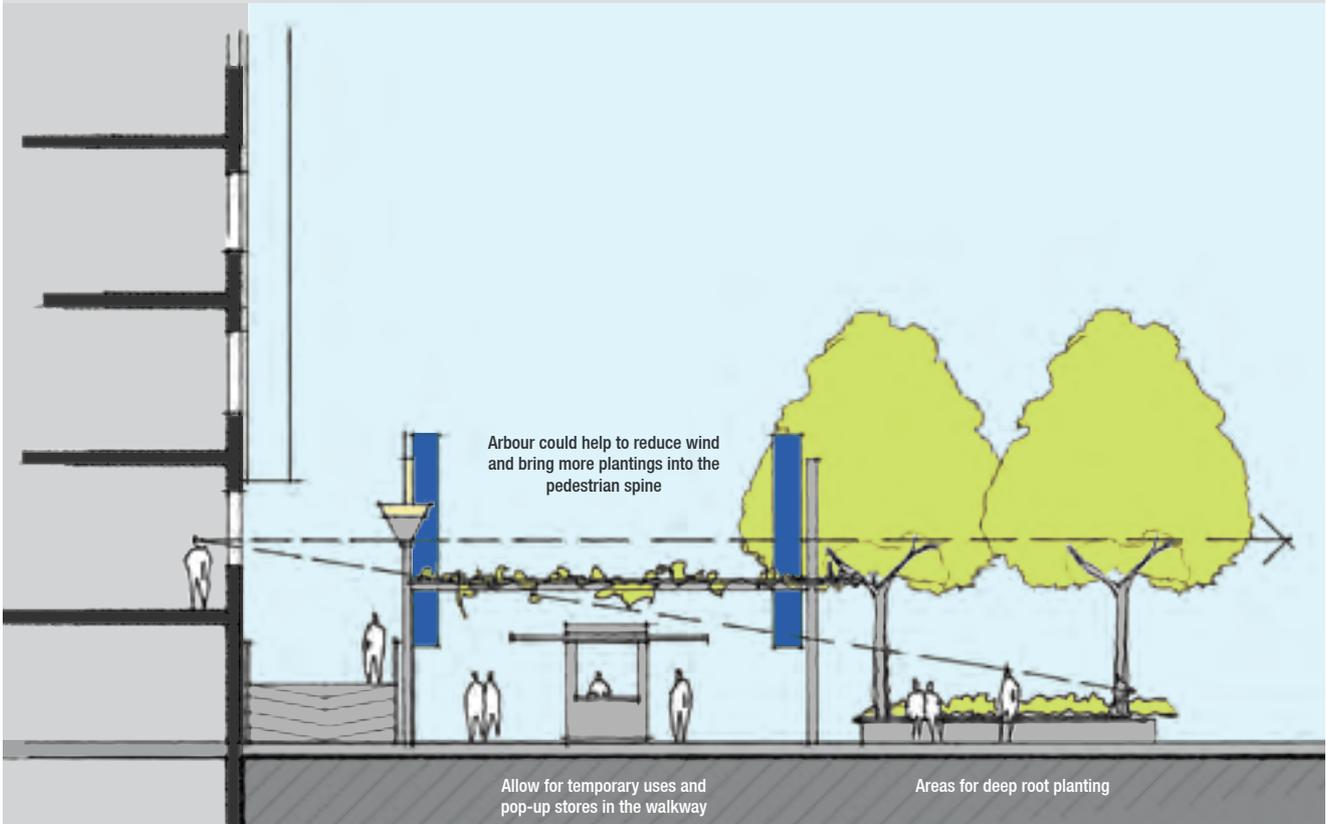
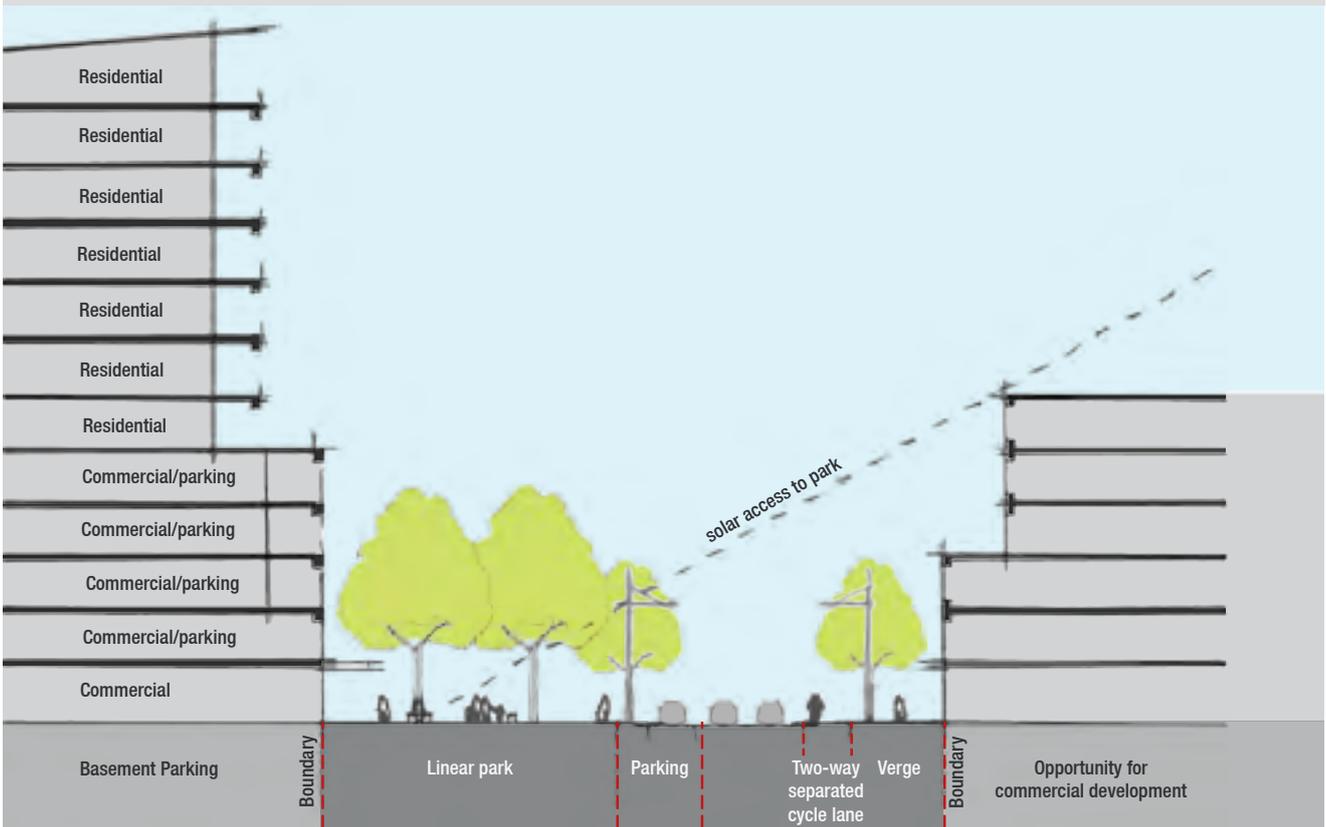


Figure 51: Cross-section through Matilda Street linear park





5.6.6 Retain sites for future offices and employment

Since 1991, the centre has been a location of significant employment within the ACT. The main employers are Australian Government offices and retailing. It is important the centre continues to provide this level of employment and has the ability to grow as the wider city grows.

The Woden town centre will continue to be a major employment base through:

- Retain the commercial land use zones in the town centre core to focus office and retail development close to public transport. Development in these areas should be built to allow for re-use of development as the community's needs change and as changes in the market occur.

Opportunities for land release

- Retain Block 1 Section 7 for future mixed-use office development.

5.6.7 Improve access to community, sport and recreation facilities

The characteristics of current and possible future residents of the Woden Valley have been considered in determining the need for community, sport and recreation facilities. The role Woden plays in the wider Woden Valley–Weston Creek catchment is also recognised.

The Woden Valley District currently has an older population compared to the wider ACT. In the future, and as development occurs, it is expected that young adults and families may move into the area, leading to a high proportion of younger and older residents.

In the short to medium term, it is likely urban intensification in the centre will create additional demand for community, sport and recreation facilities through an increase in people living and working in the area. Additional demand may support investment in new or upgraded facilities and may help contribute to the sustainability and efficiency of existing facilities, such as the Woden Library.

The Woden town centre's community, sport and recreation facilities will be improved through:

- Continue to investigate the redevelopment/relocation of the new community hub to a town centre location close to public transport, cycle connections, short-stay parking and other shops and services. Co-location of facilities is preferred. A new community hub in a town centre location will provide a new focal point for community. Further investigations are required for an appropriate site for the community hub. Re-use of an existing building, such as Callam Offices, or a new facility in the Town Park could be investigated as both sites are close to existing and planned public transport stops, the main north–south shared path and residential areas. There is also opportunity for visitor parking from Easty Street. After the community facilities have been moved, the current site can be zoned to a commercial land use zone to allow for mixed use development.
- Continue to investigate the possible redevelopment or relocation of the Phillip Community Health Centre. Co-location with the proposed community hub should be considered.
- Enhance pathway networks, access to public space and strategic development of commercially operated sport, recreation and fitness facilities, including Phillip Oval.

Recommended planning policies

- Simplify the existing planning controls in the Phillip Precinct Code for the swimming and ice skating site to allow for redevelopment of the pool anywhere on the site. Ensure the site has the potential to accommodate other uses, such as offices, that support the existing facilities and allow for future upgrades and long-term viability.
- Change land use zoning for the Town Park from PRZ1 Urban Open Space to CFZ Community Facility Zone to allow for community facilities to be developed in a highly accessible location in the town centre and to provide more activity in the park.



Recommended public domain upgrades

- Upgrade the connections between The Canberra Hospital and the town centre through an improved pedestrian and cycle way. The upgrades should cater for all levels of mobility and incorporate as few level changes and street crossings as possible. The new hospital link could be achieved through new directional signage, improved lighting, wide paths (2.5 metres), shade trees and seating. The new hospital link will connect the hospital through the residential areas (past the current CIT campus) and Arabanoo Park/ Town Park into the proposed location for the new bus station. A second connection to the retail core will need to be considered across Callam Street and along Neptune Street (Figure 46).
- Enhance linear public open space along Yarralumla Creek linking the centre, via Athllon Drive, to Mawson group centre. A new wetland and improved public domain could create a better quality landscaped setting that will support new residential areas on Athllon Drive.
- Investigate opportunities for a 2 to 3 kilometre running track/fitness track around Eddison Park and the Woden Cemetery to give local residents the opportunity to safely exercise within a town centre location. This could be modelled on the well used Tan Track in Melbourne's Royal Botanic Gardens.

Recommended further studies

- Continue investigations for the possible redevelopment or relocation of CIT facilities. If the facilities are relocated, the existing site should be considered for community and health-related facilities, which could include housing for older people and new models of accommodation for the aged.
- Co-locate the emergency services facilities in a highly accessible location within the southern area of the town centre. Further investigations will determine the facilities that are required and size of future sites.

5.6.8 Encourage town centre living

While the Woden Valley population is not projected to greatly increase over the next 20 years, the Woden town centre population is anticipated to more than double by 2032. Opportunities for new residential development in the centre will be critical to achieving a sustainable and resilient centre.

There is also an opportunity to provide a range of housing types in the centre and along the Athllon Drive corridor. Currently, Woden Valley consists mostly of single detached dwellings in a suburban setting. New housing choice within or close to the centre will take advantage of convenient living that is close to public transport, public amenities, shopping and employment.

The centre will provide housing for the community including families, retirees and young people through:

- Ensure residential use is part of a mixed-use development to make living in the centre an attractive lifestyle choice.
- Provide opportunity for residential development in most areas of the town centre, so it contributes to activity outside of normal office daytime working hours.
- Encourage a range of housing types appropriate for younger and older people, including provision for affordable housing and rental accommodation.
- Allow for medium-rise housing typology to be incrementally introduced into the Phillip service trades area along Townshend Street, while retaining valuable service trades at the edges.

Recommended planning policies

- Ensure a range of housing types and sizes are provided. For the centre, this means providing a mix of 1, 2 and 3 bedroom apartments.
- Ensure residential development provides balconies and terraces that look onto the streets and public spaces, particularly to the town square, Furzer Street, Corinna Street and Callam Street.

Opportunities for land release

- Provide opportunities for residential development within close walking distance to public transport along Callam Street and Athllon Drive.

Recommended public domain upgrades

- Improve the public spaces and provide more green space close to new development or as part of new development to allow for recreation and exercise opportunities. Figure 51 illustrates how a new linear park could be incorporated as part of new development on Section 7.



5.6.9 Improve connections and character of the Phillip service trades area

The Phillip service trades area provides valuable services for the Woden Valley and surrounds. It is important these services are retained where possible.

The 2004 Woden Town Centre Master Plan provided a new vision for this precinct, allowing for taller buildings and introducing residential use in some areas. To date, no sites within the precinct have been developed for residential use. This could be due to a number of factors including individual smaller tenancies across the whole precinct, economic challenges, and potential noise and odour concerns from nearby uses. While there are challenges with introducing residential into this precinct, it does offer a longer-term opportunity for building owners and lessees.

Recommendations and opportunities to improve the service trades area are:

- Retain the important role of providing service trades in the Woden Valley by limiting the areas where residential development can occur, focussing on Townshend Street, Colbee Court and Dundas Court.
- Reinforce the long-term vision for the precinct established in the 2004 master plan that allows for an incremental transformation along the central area of the precinct (Figures 52 and 53). The built form in this precinct will provide a cohesive character that is distinct from the town centre core.

Recommended planning policies

- Improve built form planning controls to ensure they deliver a scale of development consistent with the surrounding precinct and uses that are appropriate for the precinct. This will include simplifying the planning controls in the Phillip Precinct Code that allows for development up to five storeys in the central area.

Figure 52: Artist's impression for Townshend Street





- Provide active frontages on to Townshend Street, Colbee Court and Dundas Court with a consistent floor to ceiling height for the ground floor. A minimum floor to ceiling height of 3.6 metres is required where active frontages are mandated.
- Restrict residential development at the edges of the precinct to allow for service trades to be maintained.
- Encourage new development along the eastern edge of the precinct to provide a frontage on to Athllon Drive and improve connections to rapid transit stops.

Recommended public domain upgrades

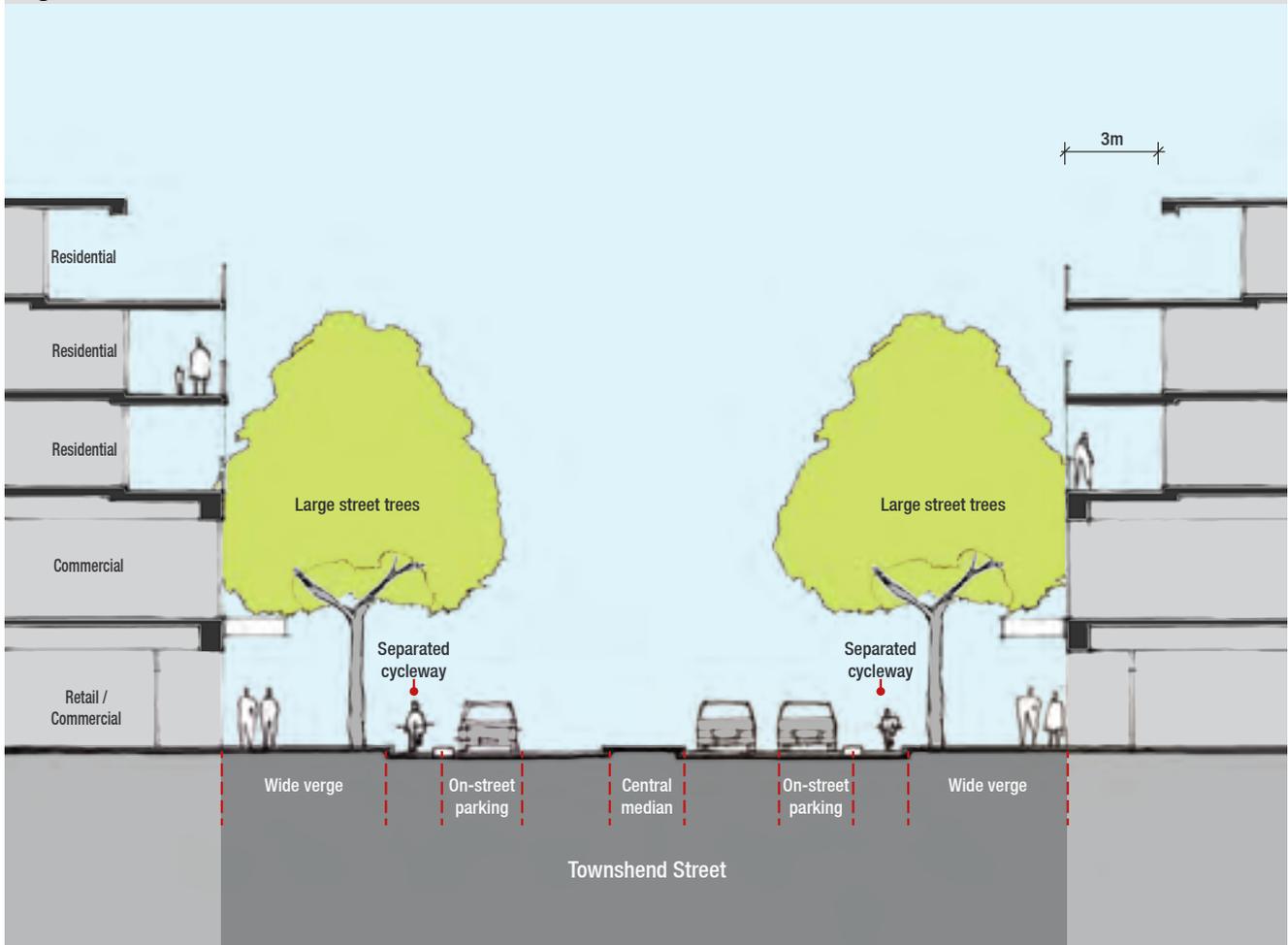
- Improve cycle and pedestrian connections that better connect to the wider shared path networks, particularly along Parramatta Street, Townshend Street and Botany Street.

- Improve the public domain to support local business and the future potential for residential, particularly along Townshend Street, Colbee Court, Dundas Court and Atree Court.
- Extend Atree Court to Hindmarsh Drive with a left-in/left-out arrangement to improve vehicular and pedestrian connections (Figure 45).

Recommended further studies

- Investigate new sites in the southern area of the town centre to accommodate a co-located fire and ambulance facility. This will also provide new opportunities for redevelopment of the existing sites.
- Review the bus depot facilities on Block 9 Section 54 to determine new opportunities for the site that could incorporate an upgraded bus depot and complementary uses.

Figure 53: Cross-section of Townshend Street





5.6.10 Provide a new vision for the Athllon Drive corridor that incorporates residential development and recreation uses

Athllon Drive provides a longer-term opportunity to provide medium and high-density residential development that is located along a major transit route, close to existing bus stops, well connected to the existing cycle network, and with opportunities for recreational uses.

It is anticipated the corridor would provide a lower density than that proposed for the centre and that the open space network would form a critical component of the design of new development.

Yarralumla Creek offers opportunities for improvements to the open spaces through water sensitive urban design principles, flood mitigation measures and a better quality of landscaping for local residents.

Athllon Drive will be incrementally managed by:

- Provide a transition in building heights with low rise development closer to the existing residential in Swinger Hill and Mawson.
- Provide a built form that considers good solar orientation for residents and reduces overshadowing impacts on nearby residential development and high-use public spaces.

Figure 54: Artist's impression for the shared-path and residential development along Athllon Drive



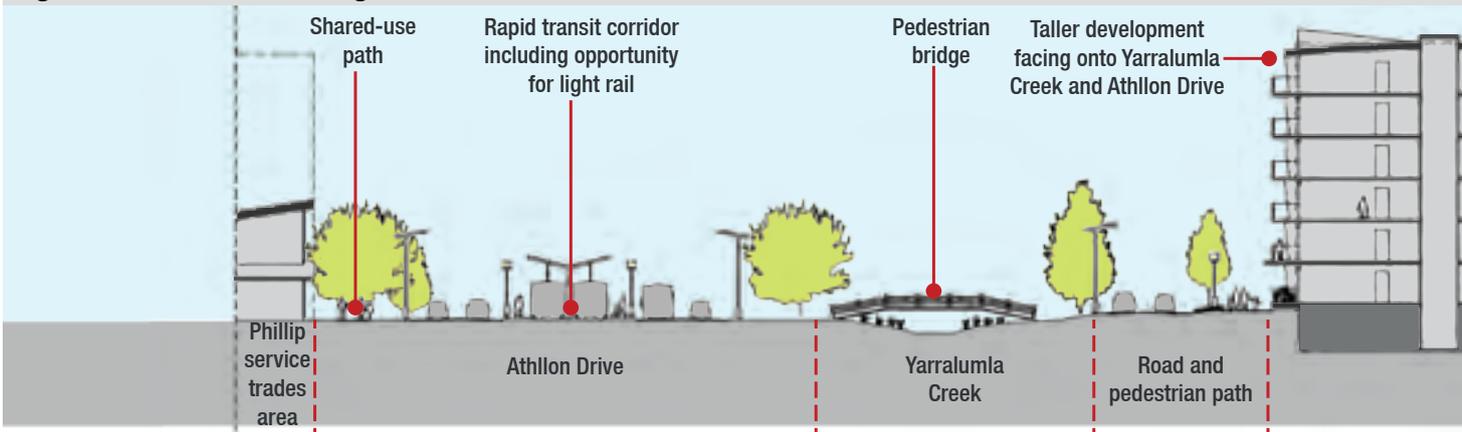


- Allow for a generous area of open space that provides a buffer to the existing suburbs to the east, and incorporates the trunk cycle route and high quality trees. The open spaces should allow for off-line ponds and associated landscaping in the middle of the corridor between Woden town centre and Mawson group centre (Figures 54, 55, 56 and 57).
- In the subdivision and development layout along Athllon Drive, provide road connections to Athllon Drive and into Mawson. There should be a focus on well-designed areas of open space that become an extension of the existing open spaces in the adjoining suburbs of Mawson and Swinger Hill.
- Retain and enhance the pedestrian routes through the corridor and into the existing suburbs as new development is introduced along Athllon drive.
- Provide open spaces that can be used for a diverse range of activities including opportunities for off-leash dog walking, exercise and recreation facilities as development is introduced into the corridor.

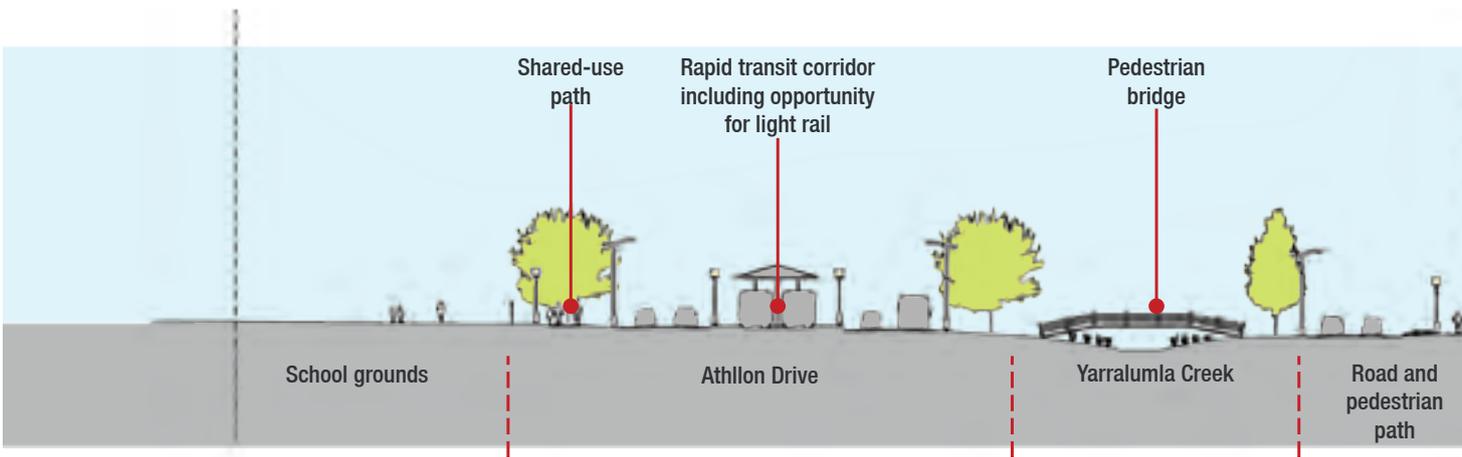
Recommended planning policies

- Provide building heights up to six storeys that front Athllon Drive, stepping down to two and three storeys to provide an appropriate interface with the existing suburbs (Figures 55 and 56).

Figure 55: Cross-section through Athllon Drive



SECTION A



- Rezone the central area of the corridor from residential to PRZ1 urban open space to allow for recreation space and flood mitigation measures, such as a pond (Figure 56).
- Rezone the existing RZ2 land use to RZ5 high density residential to allow for development that is consistent with a rapid transit route (Figure 56). The land use zone boundaries shown in Figure 56 are indicative only and may be subject to change to ensure a landscape buffer and shared-use path are provided between the new development and existing residential development in Swinger Hill and Mawson.

Opportunities for land release

- Provide the opportunity for medium and high-density residential development that is located close to the existing rapid transit stops. This will include apartments and townhouse or terrace style of housing, adding to the choice of housing types in the Woden Valley.

Recommended public domain upgrades

- Enhance the north–south and east–west shared-use paths as part of any new development along the corridor, through improved directional signage, lighting and street furniture.

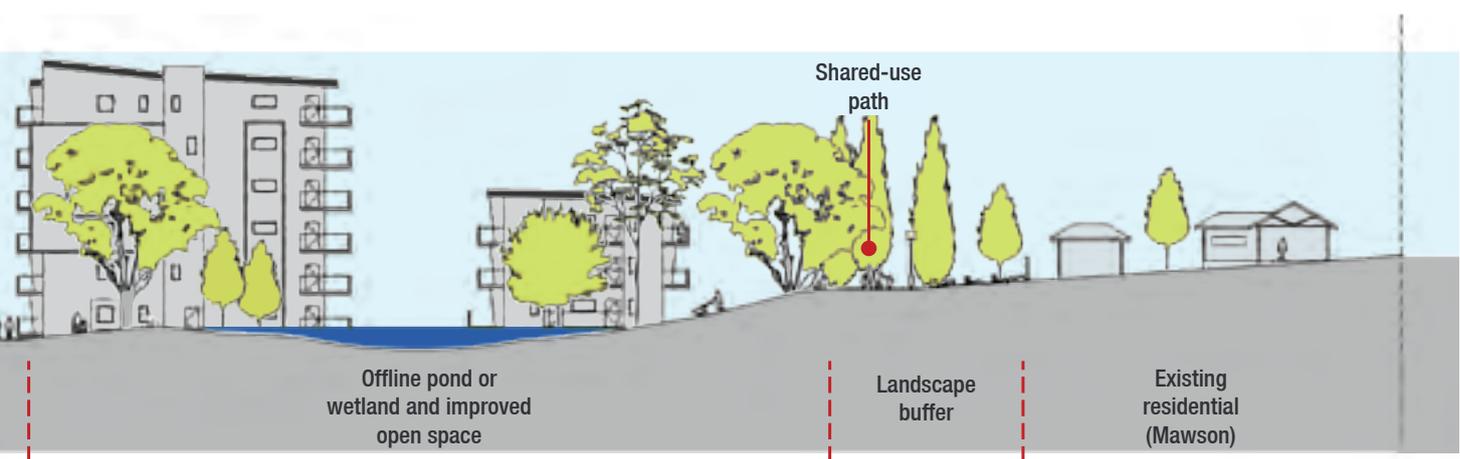
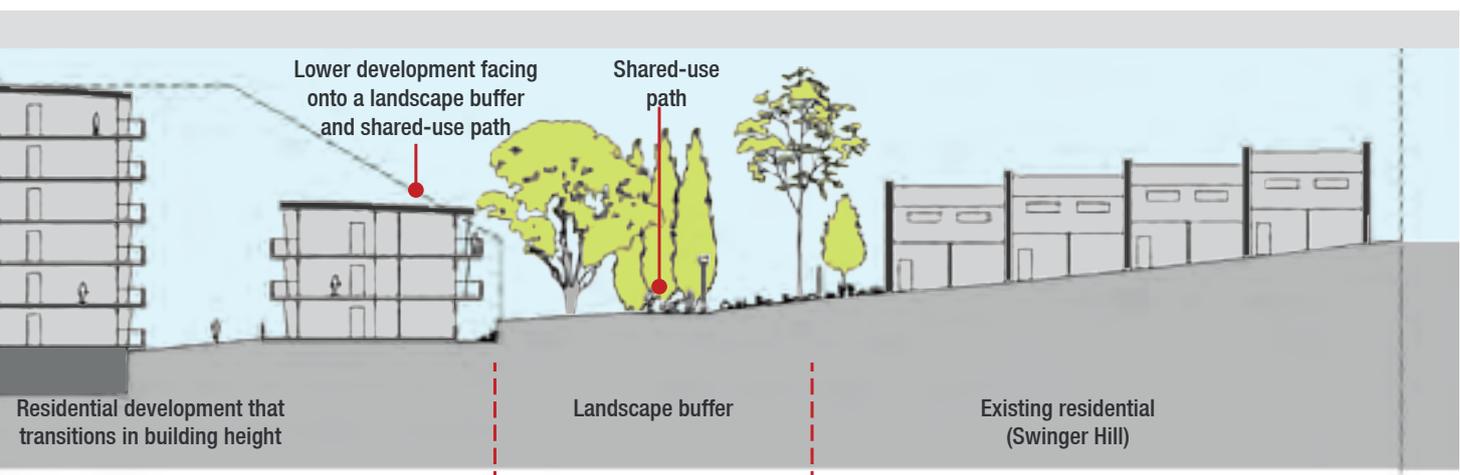
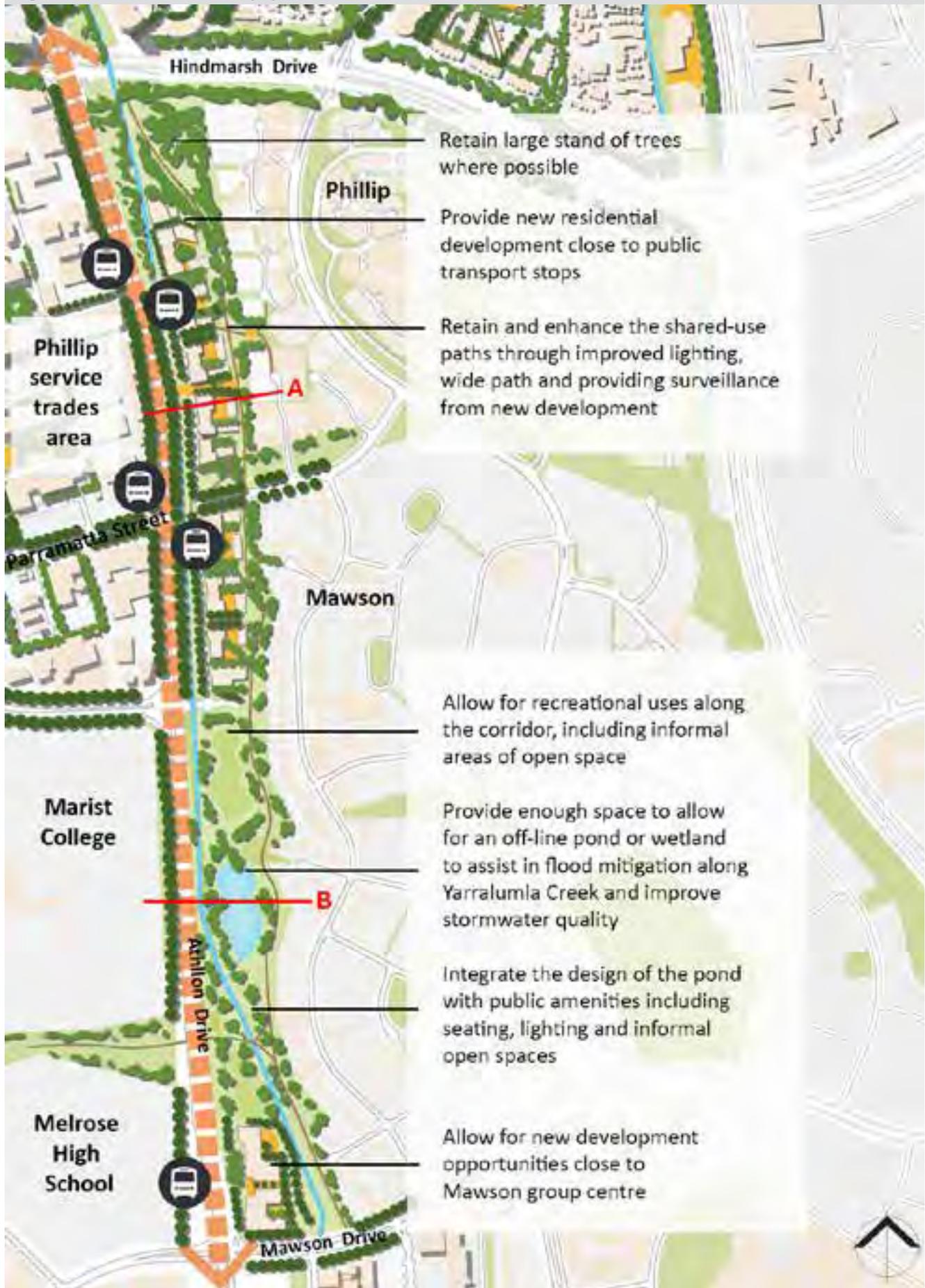




Figure 56: Athllon Drive proposed land use



Figure 57: Athllon Drive concept plan



Artist's impression of Woden town centre





6. Recommendations for implementation

6.1 The process of change

This master plan is a non-statutory planning document. It can be implemented through:

- a Territory Plan variation, including a new precinct code for the centre
- sale of Territory-owned land, otherwise known as land release
- public domain upgrades
- further studies, and
- commercial opportunities.

Implementation of the master plan will be progressive over the longer term as implementation is dependent on investment decisions by private business, land availability and capital works funding for public domain upgrades from the ACT Government. Each of the ways the master plan can be implemented are described in more detail below.

6.2 Territory Plan Variation

A variation to the Territory Plan to revise the existing Phillip Precinct Code will realise some of the planning policy recommendations. The precinct code will provide the opportunity for the building heights, setbacks and land uses outlined in the master plan to be realised as development and redevelopment occurs.

There will be opportunity for the community to provide feedback on the precinct code through a separate community engagement process.

6.3 Land release

There are several sites nominated for land release on the ACT Government's Indicative Land Release Program. Figure 58 illustrates an indicative development sequence beyond that outlined in the Indicative Land Release Program. The land release sequence could vary as circumstances and needs change for the centre.

6.4 Public domain upgrades

Infrastructure and public space improvements are required to realise the vision and some of the strategies of this master plan. There are opportunities for the private sector to contribute to the public domain through partnerships with the government or as part of off-site works.

Works undertaken by the ACT Government will involve further investigations by various government agencies and funding consideration through future government budget bids. Public domain upgrades that are undertaken by the ACT Government are based on a number of considerations including population growth, the age of existing assets and infrastructure and the wider budget context within the Territory.

6.5 Commercial opportunities

Business, commercial developers and the wider community are responsible for taking advantage of opportunities identified within the master plan. A number of changes indicated in the master plan are on existing developed sites or require substantial investment. Therefore, implementation of the master plan will be progressive over the longer term as investment opportunities are realised.

6.6 Further studies

Potential further studies include:

6.6.1 Woden town centre design manual

A design manual will outline a consistent design palette for the public domain in the town centre. It will specify public domain elements such as street furniture, lighting standards, light poles, signage, pavement types and locations, and street trees. Opportunities to incorporate living (green) infrastructure should be incorporated.

6.6.2 Heritage assessments

Further heritage assessments are required for the objects and places identified in this document.

6.6.3 Pedestrian and cycle improvements

Investigations into the pedestrian and cycle improvements recommended in the plan will help the government understand the design challenges and potential costs. This will assist in prioritising the works over several years in a coordinated way and in parallel to other ACT Government capital works projects and private developments. The cost of any upgrades will need to be considered in the context of future budgets.



Figure 58: Indicative development sequence





7. Endnotes

1. ABS Population by Age and Sex, Regions of the ACT (cat. 3235) 28 August 2014
2. ACT Projection of resident population 2013-62
ACT Government, January 2014
3. ABS Regional Population Growth of the ACT (cat. 3218) April 2014
4. Commercial Centres, Industrial and community Areas Floor Space Survey, EPD,, ACT Government
January 2015
5. ACT Projection of Residential population 2013–62,
ACT Government, January 2014



2018

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**GOVERNMENT RESPONSE TO THE STANDING COMMITTEE ON
PLANNING AND URBAN RENEWAL REPORT NO. 3 - Draft
Variation to the Territory Plan No 344 Woden Town Centre:
Zone Changes and Amendments to the Phillip Precinct Map
and Code**

**Presented by
Mick Gentleman MLA
Minister for
Planning and Land Management**

Introduction

The government thanks the Standing Committee on Planning and Urban Renewal for the recommendations put forward in Report 3 Draft Variation to the Territory Plan No 344 Woden Town Centre: Zone changes and amendments to the Phillip precinct map and code.

While the recommendations contain a number of items that relate to the draft variation, there are a number of issues raised that are beyond the scope of DV344. Recommendations such as the broad scale renewal of the town centre were drivers of the master plan process and are beyond the draft variation to deliver in isolation. Assessment of the level of demand and provision of facilities within the Woden town centre is an ongoing whole of government process, which informs the level of service that can be provided within the town centre. Other recommendations such as setting aside a site for community and recreational uses were not a recommendation of the master plan, and as such have also not been included in the draft variation.

In providing community, recreation, educational or health facilities, the government is always seeking to ensure that the facilities provided are accessible to the largest proportion of the population. While the government is not expecting to return profit on the many services it provides, it is expecting, and required, to provide value for the taxpayers money spent. In regards to Woden, this means that there needs to be a sustainable level of population that will utilise the services provided. The Woden Valley population has remained steady at around 35,000 people, equating to 8.7% of the ACT population. In comparison, the Belconnen and Tuggeranong districts provide for populations of almost 98,000 and 86,000 respectively, which equate to 24.3% and 21.3% of the ACT population.

As can be seen, the supporting level of population is much lower in Woden Valley than in comparable town centres, leading to a lower base level of demand for services and facilities. The Woden town centre master plan, and associated draft Territory Plan variation are addressing this in part through encouraging redevelopment in the town centre. Encouraging an increase in resident population within the town centre is intended to increase the level of demand for services and facilities and improve the viability of the retail component of the centre by providing a base population in close proximity to services and activities that is much easier and more convenient to utilise than travelling to other centres.

Consideration for new facilities within Woden is ongoing, and needs to be made whilst considering broader needs across Canberra, to where most benefit can be provided given a finite level of resources. There has been substantial investment in the town centre through the upgrade of the Phillip Oval, Woden Park redevelopment, construction of Melrose Football Precinct, ongoing design of new and upgrading of existing active travel paths, upgrades to intersections, ACT Healthy Waterways Project water quality improvement projects, including a new pond along Athllon Drive north of Mawson and a rain garden in Curtin, as well as the development of a new bus depot and relocation of a major ACT Government office to Woden.

Recommendations

No.	Recommendations
Recommendation 1	The Committee recommends that subject to the following recommendations Draft Variation 344 be approved.
Recommendation 2	The Committee recommends that where a draft variation to the Territory Plan proposes to amend a code, the existing sections of the code, the proposed code and an explanatory statement of the differences between the two should be provided to facilitate public understanding of the draft variation.
Recommendation 3	The Committee recommends that future draft variation documentation and the Territory Plan express minimum and maximum building heights in metres and that if surveyor measurements are to be used than an explanatory note or clear definition is provided as to what the surveyor measurement means.
Recommendation 4	The Committee recommends that the current draft variation be edited for errors, inconsistent terminology and outdated references to locations in the Woden Town Centre, particularly those identified by submissions to this Inquiry.
Recommendation 5	The Committee recommends that the ACT Government finalises the development of master plans in a more timely fashion.
Recommendation 6	The Committee recommends that the ACT Government develop a short, simple and clear outline of the intent and purpose of planning documents within the ACT, including master plans, draft variations and precinct codes and how these interact with the Territory Plan, and that this be provided to the public with all future consultation and draft variations.
Recommendation 7	The Committee recommends that the ACT Government amend the proposed C9 to only allow an additional four storeys where: <ul style="list-style-type: none">• the development demonstrates design excellence;• the development provides demonstrated community benefits such as community housing or not-for-profit community facilities; and• the additional height will not have a significant detrimental overshadowing impact on public spaces or residential buildings.
Recommendation 8	The Committee recommends that the ACT Government amend the proposed R16 and C16 to ensure they apply to all development in Woden, not just 'development adjoining the town square.'
Recommendation 9	The Committee recommends that the ACT Government amend proposed R16 to ensure sufficient solar access retention in the Woden Town Square so as to maintain amenity for people using Woden Town Square during winter solstice.
Recommendation 10	The Committee recommends that the ACT Government amend the draft variation to provide explicit overshadowing protection for dwellings in the area covered by the draft variation, to ensure they retain the minimum of three hours of solar access that they were required to have to be approved.
Recommendation 11	The Committee recommends that the ACT Government amend the draft variation to cap the scale and height of the marker building proposed for Section 3 to the scale and height of the previously-approved DA.

Recommendation 12	The Committee recommends that the ACT Government deliver a broad-based urban renewal process for Woden Town Centre that includes action on community facilities, recreation facilities, renewal of public areas and attraction of jobs to the Town Centre.
Recommendation 13	The Committee recommends that ACT Government amend the Territory Plan and/or lease conditions to provide a mechanism to require building owners to 'make safe' or, where appropriate, demolish, buildings that have become unsafe.
Recommendation 14	The Committee recommends that the ACT Government amend the draft variation to reduce the size of, or cancel, the proposed rezoning of land in Arabanoo Park to Community Facilities Zone (CFZ), with planning protections put in place to ensure land is reserved on the Callam Offices site (Section 80) for an equivalent set of community facilities.
Recommendation 15	<p>The Committee recommends that the ACT Government amend the draft variation so that if any land in Arabanoo Park is rezoned to Community Facilities Zone (CFZ) it is only used for the following uses as outlined in the Territory Plan and any other use listed under the CFZ zone is not deemed appropriate for this site.</p> <ul style="list-style-type: none"> • Child care centre; • Community activity centre; • Community theatre; • Cultural facility; • Indoor Recreation; • Outdoor recreation; or • Parkland.
Recommendation 16	The Committee recommends that the ACT Government amend the draft variation to rezone the existing pocket park on Furzer Street (section 181) to Urban Open Space (PRZ1) to ensure it is protected as open space for the long term.
Recommendation 17	The Committee recommends that the ACT Government amend the draft variation to rezone the 'Landscape Area' along Matilda Street (Section 7), as shown in Figure 3 of the draft variation, to Urban Open Space (PRZ1) to ensure it is protected as open space for the long term.
Recommendation 18	The Committee recommends that the ACT Government improves pedestrian connections and wayfinding between the town centre and Eddison Park.
Recommendation 19	The Committee recommends that the ACT Government create greater capacity for social, educational, recreational and cultural facilities in Woden, in order to prevent it from becoming a dormitory suburb.
Recommendation 20	The Committee recommends that the ACT Government develop and fund a long-term plan for community and recreation facilities in Woden Town Centre, incorporating a Community Hub.
Recommendation 21	The Committee recommends that the ACT Government amend the draft variation to reserve a large, flexible site in Woden suitable for future community, tertiary education or recreation uses such as an indoor sports hall or CIT facility.
Recommendation 22	The Committee recommends that the ACT Government, as part of the long-term plan for community and recreation facilities referred to in Recommendation 20, consider the AMC Architecture report into community facilities for the Woden Town Centre.

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- Recommendation 23 The Committee recommends that the ACT Government amend the draft variation to identify one or more entertainment precincts in Woden Town Centre, suitable for night-time use, that are protected from noise-sensitive land uses.
- Recommendation 24 The Committee recommends that ACT Government ensures that the lessees of the Phillip Pool are kept updated on the ACT Government's work towards a new ice rink facility for the ACT.
- Recommendation 25 The Committee recommends that the ACT Government works with the lessees of Phillip Pool on alternative wording for proposed R8 that achieves the same or better facilities but provides greater development flexibility, for example allowing the lessees to provide the facilities on other sites within the Woden Town Centre.
- Recommendation 26 The Committee recommends that the ACT Government works with Hindmarsh Development and Scentre Group on alternative wording for proposed R3 to allow a supermarket on Block 13, Section 18 with a floor plate size that is commercially viable and adequately services the residents of the area.
- Recommendation 27 The Committee recommends that the ACT Government amend the draft variation to add 'produce market' as an allowable land use for Woden Town Square; the 'Pedestrian Spine', as indicated in Figure 3 of the draft variation; the east-west pedestrian link, as indicated in the Woden Town Centre Master Plan 2004; and adjacent blocks.
- Recommendation 28 The Committee recommends that if the ACT Government chooses to pursue the proposal put forward by Junstamp Pty Ltd, they do so through a separate variation process, following completion of broader planning for a Woden Community Hub.
- Recommendation 29 The Committee recommends that the ACT Government amend the draft variation as soon as practicable to recognise the light rail route and possible stops and to protect bus, cycle, walking and Park and Ride connections to light rail; and update these elements through a project specific draft variation as Light Rail Stage 2 proceeds.
- Recommendation 30 The Committee recommends that the ACT Government include the proposed trunk walking and cycling network in the draft variation and associated precinct code.
- Recommendation 31 The Committee recommends that the ACT Government amend the draft variation to include the missing walking and cycling connections across Melrose Drive, between Athllon Drive and Hindmarsh Drive.
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ACT Government Response to the Standing Committee on Planning and Urban Renewal Report No. 3 - Draft Variation to the Territory Plan No 344 Woden Town Centre: Zone Changes and Amendments to the Phillip Precinct Map and Code

The following summarises the Government response to:

- 1. The Committee recommends that subject to the following recommendations Draft Variation 344 be approved.**

Government Response: NOTED

- 2. The Committee recommends that where a draft variation to the Territory Plan proposes to amend a code, the existing sections of the code, the proposed code and an explanatory statement of the differences between the two should be provided to facilitate public understanding of the draft variation.**

Government Response: AGREED

Rationale:

Future variations that amend existing sections of the Territory Plan will include additional material to clarify the changes with supporting statements outlining the differences.

- 3. The Committee recommends that future draft variation documentation and the Territory Plan express minimum and maximum building heights in metres and that if surveyor measurements are to be used than an explanatory note or clear definition is provided as to what the surveyor measurement means.**

Government Response: AGREED IN PART

Rationale:

Agree for non-common units, such as references to Australian Height Datum, as well as building heights generally to be described in metres and storeys where appropriate. It is preferable on occasion to use performance measures for height, particularly in mixed use areas as residential floor to floor heights differ from commercial floor to floor heights. Performance measures generally permit a measure of flexibility to design in appropriate areas.

- 4. The Committee recommends that the current draft variation be edited for errors, inconsistent terminology and outdated references to locations in the Woden Town Centre, particularly those identified by submissions to this Inquiry.**

Government Response: AGREED

Rationale:

The draft variation has been reviewed for errors, inconsistent terminology and outdated references, and edits made accordingly.

- 5. The Committee recommends that the ACT Government finalises the development of master plans in a more timely fashion.**

Government Response: NOTED

Rationale:

There are three remaining master plans to be finalised, the Kippax and Curtin group centres, and Tharwa village. It is anticipated that these remaining master plans will be approved and released in the third quarter 2018, with associated Territory Plan variations released concurrently or directly after the release of the master plans. It is also noted that the process for preparing master plans will be given consideration.

- 6. The Committee recommends that the ACT Government develop a short, simple and clear outline of the intent and purpose of planning documents within the ACT, including master plans, draft variations and precinct codes and how these interact with the Territory Plan, and that this be provided to the public with all future consultation and draft variations.**

Government Response: NOTED

Rationale:

It is noted that current Territory Plan variations include summaries of the planning framework within the ACT as well as information on the master planning process, where relevant. The current precinct codes also include information describing how they sit within the Territory Plan and how they interact with the other sections of the Territory Plan. In addition, general factsheets and other information relating to the planning process is available on the Environment, Planning and Sustainable Development (EPSDD) website.

The documentation of future variations will be reviewed to determine what level of additional information would be of benefit in the way of background explanatory material to assist the community.

- 7. The Committee recommends that the ACT Government amend the proposed C9 to only allow an additional four storeys where:**
- **the development demonstrates design excellence;**
 - **the development provides demonstrated community benefits such as community housing or not-for-profit community facilities; and**
 - **the additional height will not have a significant detrimental overshadowing impact on public spaces or residential buildings.**

Government Response: AGREED IN PRINCIPLE

Rationale:

In the preparation of DV344, a body of work was undertaken by EPSDD in developing suitable 'community benefit' criteria to assist in providing a measure of flexibility around the increased building height provision, which were intended to be included in both Woden and Belconnen town centres. These were intended to permit increased building heights in return for development providing one or more benefits to the community, such as including the provision of community facilities as part of development. In reviewing the provisions prior to the release of DV344 for community consultation, there were found to be a number of issues that needed to be resolved, such as costs vs benefits, ongoing access and use of the facilities once the development is finished. The provisions were removed, and EPSDD is currently reviewing broader community benefit provisions with a view to incorporating these more widely, not just within the Woden town centre.

In regards to the suggested criteria, determination of what constitutes design excellence is subjective, and implies that lower development need not consider high quality design as a matter of course. Additionally, overshadowing is already being managed through other provisions, and duplicating the requirement will not achieve any additional benefit.

- 8. The Committee recommends that the ACT Government amend the proposed R16 and C16 to ensure they apply to all development in Woden, not just 'development adjoining the town square.'**

Government Response: AGREED

Rationale:

The draft variation will be amended accordingly.

- 9. The Committee recommends that the ACT Government amend proposed R16 to ensure sufficient solar access retention in the Woden Town Square so as to maintain amenity for people using Woden Town Square during winter solstice.**

Government Response: AGREED IN PRINCIPLE

Rationale:

As noted in the response to recommendation 8, the draft variation will be amended to increase the scope of protection for solar access by requiring all development in Woden to not detrimentally impact on solar access to the Town Square, rather than just development adjoining the Town Square.

Further increasing solar access provisions need to be considered against the impact to the development of the town centre. While there is scope to increase the area to 1,500m², or 39% of the town square area, this would lead to a corresponding decrease in the level of development permitted to the north-east to north-west of the square, the core commercial area of the town centre. To significantly curtail development within the central commercial area of the town centre would have a detrimental impact on the rejuvenation of the centre. The proposed requirement, as amended in response to the recommendations, will provide a reasonable balance between retaining solar access within the town square while permitting development within the central commercial area of Woden town centre.

- 10. The Committee recommends that the ACT Government amend the draft variation to provide explicit overshadowing protection for dwellings in the area covered by the draft variation, to ensure they retain the minimum of three hours of solar access that they were required to have to be approved.**

Government Response: AGREED IN PRINCIPLE

Rationale:

It is noted that the Multi-Unit Housing Development Code and Commercial Zones Development Code both contain provisions managing solar access to residential dwellings. The ACT Government will consider whether the existing provisions are sufficient in providing a balance between solar access for residential dwellings in commercial areas against the development of the commercial centres. While there is merit in the recommendation, this would impose restrictions on development in Woden that do not exist in other town centres. This could lead to loss of development opportunity to other town centres, as the recommended provision exceeds what would be required for other commercial centres. EPSDD agrees to review the current solar access provisions in the Territory Plan generally to see if changes are needed across all commercial centres.

- 11. The Committee recommends that the ACT Government amend the draft variation to cap the scale and height of the marker building proposed for Section 3 to the scale and height of the previously-approved DA.**

Government Response: AGREED IN PRINCIPLE

Rationale:

The development of the Woden master plan included an analysis of development potential within block 17 section 3, including appropriate height limits. This determined that there is opportunity for higher development within the block without impacting on solar access to adjoining existing residential developments. The height provision relating to block 17 section 3 will be amended to hatch the entire block rather than indicate the location with an asterisk. This change will clarify that the proposed provision for one higher building element can be located anywhere within block 17 section 3, not just in the location of the asterisk. In addition, the criterion will be amended to state that the higher element is only permitted where it does not significantly impact on the existing solar access of nearby residential development between the hours of 9am and 3pm on the winter solstice (21 June). The development would also be required to be setback from each road frontage, further reducing the impact on neighbouring residential development.

- 12. The Committee recommends that the ACT Government deliver a broad-based urban renewal process for Woden Town Centre that includes action on community facilities, recreation facilities, renewal of public areas and attraction of jobs to the Town Centre.**

Government Response: NOTED

Rationale:

The centre is entering a new phase of development with a number of ACT government initiatives and private sector developments underway and many more in planning.

The master plan identifies many opportunities for capitalising on the town centre as a metropolitan hub, with strategies identified to strengthen the centre as a major employment hub, making the centre more accessible with improvements to the street and open space networks and community facilities as well as more housing choice to bring people and new businesses into the centre to support its role as a place to work, shop, live and play.

Other government projects recently completed, currently underway or in planning stages include the upgrade of the Phillip Oval, Woden Park redevelopment, construction of Melrose Football Precinct, ongoing design of new and upgrading of existing active travel paths, upgrades to intersections, ACT Healthy Waterways Project water quality improvement projects, including a new pond along Athllon Drive north of Mawson and a rain garden in Curtin, as well as the development of a new bus depot and relocation of ACT government staff to Woden.

- 13. The Committee recommends that ACT Government amend the Territory Plan and/or lease conditions to provide a mechanism to require building owners to 'make safe' or, where appropriate, demolish, buildings that have become unsafe.**

Government Response: NOTED

Rationale:

The recommendation to amend the Territory Plan and/or lease conditions to 'make safe' unsafe buildings is noted, however, this is outside what is possible through the Territory Plan. Current leases contain provisions around 'failure to repair' buildings, which provide powers for the government to require lessees to undertake maintenance and repairs. If the building is considered to be beyond repair, the lease also permits the government to take action to require the lessee to remove the building. In the case of the existing long term untenanted buildings within the town centre there is no suggestion that the buildings are beyond repair, in which case the action available is limited to making the premises safe.

It should be noted that an investigation into the derelict building on the corner of Corinna and Keltie Streets in Phillip (Woden Town Centre) is currently underway. While there may be a number of options available in relation to addressing the potential health/safety concerns under the *Planning and Development Act 2007* or the *Building Act 2004*, until the investigation is complete it would be inappropriate to comment further.

- 14. The Committee recommends that the ACT Government amend the draft variation to reduce the size of, or cancel, the proposed rezoning of land in Arabanoo Park to Community Facilities Zone (CFZ), with planning protections put in place to ensure land is reserved on the Callam Offices site (Section 80) for an equivalent set of community facilities.**

Government Response: NOT AGREED

Rationale:

The rezoning of part of Arabanoo Park was a recommendation of the master plan to provide additional community land close to existing community facilities, with suitable access to public transport.

15. The Committee recommends that the ACT Government amend the draft variation so that if any land in Arabanoo Park is rezoned to Community Facilities Zone (CFZ) it is only used for the following uses as outlined in the Territory Plan and any other use listed under the CFZ zone is not deemed appropriate for this site.

- **Child care centre;**
- **Community activity centre;**
- **Community theatre;**
- **Cultural facility;**
- **Indoor Recreation;**
- **Outdoor recreation; or**
- **Parkland.**

Government Response: AGREED IN PART

Rationale:

The variation can be amended to limit several of the uses proposed by the Standing Committee, including residential type development, health facility services and religious uses. There are however a number of other uses that are deemed reasonable or necessary to retain including consolidation, demolition, ancillary use and subdivision, as they may be required to be undertaken as part of another development.

16. The Committee recommends that the ACT Government amend the draft variation to rezone the existing pocket park on Furzer Street (section 181) to Urban Open Space (PRZ1) to ensure it is protected as open space for the long term.

Government Response: AGREED

Rationale:

The pocket park is currently zoned CZ2 commercial business zone, and is unleased Territory land managed by the ACT Government. The zone can be amended with agreement from the relevant land custodian.

- 17. The Committee recommends that the ACT Government amend the draft variation to rezone the 'Landscape Area' along Matilda Street (Section 7), as shown in Figure 3 of the draft variation, to Urban Open Space (PRZ1) to ensure it is protected as open space for the long term.**

Government Response: AGREED IN PRINCIPLE

Rationale:

Rezoning the landscape area to urban open space would limit and impact the development opportunity on the balance of the site, the value of the land and return to government from the land release. If rezoned to open space the land is likely to be retained by the Territory and have ongoing budget impacts from capital works and maintenance. The preferred outcome is to release the consolidated site with a requirement for the private developer to install and maintain high quality landscaping in the 20 metre setback that remains permanently open and available to the public at all times. To achieve this, it is agreed that the variation be amended to require the parcel of land to be available to the public at all times. For ongoing application of the provision, the lease will need to have the same requirement. It works in the best interests of the developer to ensure landscaping is high quality to enhance the appearance and aspect of their development.

- 18. The Committee recommends that the ACT Government improves pedestrian connections and wayfinding between the town centre and Eddison Park.**

Government Response: NOTED

Rationale:

Work is being undertaken by Transport Canberra and City Services (TCCS), based on the master plan recommendations, and separately from the Territory Plan, to improve existing infrastructure and develop new active travel, including pedestrian, connections throughout the town centre.

- 19. The Committee recommends that the ACT Government create greater capacity for social, educational, recreational and cultural facilities in Woden, in order to prevent it from becoming a dormitory suburb.**

Government Response: AGREED

Rationale:

It is noted that this is not the key purpose of the Territory Plan variation, which is based on the recommendations of the approved Woden town centre master plan. The variation primarily amends the built form provisions to limit building heights, introduce building

setbacks and activate building frontages, with changes to zoning where recommended by the master plan.

The existing commercial and community zone provisions permit a range of activities within the town centre which will require further detailed planning as vacant sites are released for development over time.

As needs for services and facilities arise, these may be included in other mechanisms such as deeds of agreement or lease covenants to ensure that a mix of activities is encouraged to support the needs of the community.

It is noted that the Woden Valley resident population has remained reasonably static at around 35,00 people since a surge in the mid 1970's corresponding to the completion of the centre and surrounding suburbs. In comparison, the Belconnen area has increased from 87,000 people in 2006 to around 97,800 in 2016, providing a substantial population catchment utilising services and facilities in the centre. In order to improve the vitality of the Woden town centre, and provide a suitable population base to occupy community and recreational facilities, increasing the local population through encouraging new dwellings in the town centre is intended to be a primary activity. As demand for services increases, the viability of private facilities will improve and encourage a wider range of activities within the centre. Separately to the Territory Plan variation, other directorates are engaged in reviewing the level of government funded facilities within the centres on an ongoing basis to inform future development needs and opportunities.

20. The Committee recommends that the ACT Government develop and fund a long-term plan for community and recreation facilities in Woden Town Centre, incorporating a Community Hub.

Government Response: NOTED

Rationale:

This has been addressed as part of the master planning process for the town centre. A budget funded project to investigate options for a new community hub for the Woden-Weston Creek districts commenced in 2015. The funding was for investigation and feasibility, which will inform future works within the town centre and provision of future services.

The Final Report on the Feasibility and Design Study for the Woden Community Hub by AMC Architecture, received in 2017, presented options for adaptive reuse of part of the Callam Offices building and precinct. A range of community uses were considered in the hub including a community centre, seniors centre, childcare centre, community arts/ theatre centre, creative arts and performing arts centre, aged day care and youth centre. The report is being considered as part of Woden Renewal and Stage Two Light rail processes.

- 21. The Committee recommends that the ACT Government amend the draft variation to reserve a large, flexible site in Woden suitable for future community, tertiary education or recreation uses such as an indoor sports hall or CIT facility.**

Government Response: NOTED

Rationale:

The Territory Plan currently permits a range of commercial, residential, community and social activities throughout the town centre, and the draft variation is implementing the recommendations of the approved master plan, which underwent substantial planning and consultation to reach the recommendations it contains. Further detailed planning of community needs will be required as unleased sites are released over time, and it is noted that the existing CIT site between the town centre and The Canberra Hospital, which was utilised at the time of the preparation of the master plan, is now becoming available for consideration of future activities. The ACT Government will consider a range of possible uses in the consideration of future development opportunities for the site as a separate process to this variation.

- 22. The Committee recommends that the ACT Government, as part of the long-term plan for community and recreation facilities referred to in Recommendation 20, consider the AMC Architecture report into community facilities for the Woden Town Centre.**

Government Response: NOTED

Rationale:

The AMC Architecture report into community facilities for the Woden town centre report is being considered as part of Woden renewal.

- 23. The Committee recommends that the ACT Government amend the draft variation to identify one or more entertainment precincts in Woden Town Centre, suitable for night-time use, that are protected from noise-sensitive land uses.**

Government Response: NOTED

Rationale:

The recommendation to identify entertainment precincts in Woden Town Centre is noted. The suggestion to use noise mitigation measures similar to the Gungahlin precinct code provisions is also noted.

The ACT Government is currently looking into these matters in a holistic manner through work such as building regulations reforms, strata reform and the Territory Plan review.

- 24. The Committee recommends that ACT Government ensures that the lessees of the Phillip Pool are kept updated on the ACT Government's work towards a new ice rink facility for the ACT.**

Government Response: AGREED

Rationale:

The recommendation will be referred to the relevant Directorate to liaise with the lessees of the Phillip pool and ice skating rink.

- 25. The Committee recommends that the ACT Government works with the lessees of Phillip Pool on alternative wording for proposed R8 that achieves the same or better facilities but provides greater development flexibility, for example allowing the lessees to provide the facilities on other sites within the Woden Town Centre.**

Government Response: AGREED IN PRINCIPLE

Rationale:

The recommendation to work with the Phillip pool lessees to enable flexibility in developing better facilities is agreed, however, there is limited scope to undertake substantial changes that depart from the master plan at this stage of the variation process. The planning authority will liaise with the Phillip pool lessees to discuss their requirements, and provide advice in preparing a planning report to support a separate Territory Plan variation. Undertaking this as a new process would ensure that other Directorates, utility providers, business owners and the community would have the opportunity to provide input into the proposed changes.

A planning report would identify the benefits and constraints of suitable alternate sites, inform necessary amendments to the Territory Plan, and provide opportunity for a whole of government assessment, as well as consultation with the community.

- 26. The Committee recommends that the ACT Government works with Hindmarsh Development and Scentre Group on alternative wording for proposed R3 to allow a supermarket on Block 13, Section 18 with a floor plate size that is commercially viable and adequately services the residents of the area.**

Government Response: NOTED

Rationale:

A retail analysis has been undertaken by Environment, Planning and Sustainable Development Directorate and determined that an appropriate supermarket size that would adequately serve the anticipated population catchment size of Woden East was at most 800m².

While a supermarket of lower size would also operate adequately, a supermarket of larger than 800m² would be unlikely to receive sufficient patronage to operate without needing to attract customers from a wider base, leading to impacts on the operation of the Woden core retail centre.

In developing the recommended version of the draft variation, 500m² was accepted as a reasonable level of development that would ensure a supermarket would be able to operate with the current population level in the East Woden area without needing to attract people from further afield, including the town centre, particularly as the site is not located on an arterial route that would receive significant through traffic other than the local resident population. This provision can be amended to 800m² to account for future population growth as it is unlikely the site will be developed in the immediate future.

- 27. The Committee recommends that the ACT Government amend the draft variation to add 'produce market' as an allowable land use for Woden Town Square; the 'Pedestrian Spine', as indicated in Figure 3 of the draft variation; the east-west pedestrian link, as indicated in the Woden Town Centre Master Plan 2004; and adjacent blocks.**

Government Response: NOTED

Rationale:

While *produce market* is a prohibited use for both CZ1 and CZ2 zones, it is permitted as a *temporary use* on unleased land, requiring only a permit under the *Public Unleased Land Act 2013* from TCCS for up to three years, which can be further renewed. This provides opportunities for local businesses or the community to undertake a produce market within the town centre open space areas on a temporary basis.

In regards to amending the draft variation to add produce market as a permitted use in the zones, this may lead to unintended impacts and would require further assessment. Certain uses are usually prohibited from a zone for a reason, such as adverse impacts to an area, or inconsistent with the primary intended use of the land. Lessees wishing to include *produce market* where it is currently prohibited would need to demonstrate through a planning report and variation process that *produce market* would be a suitable use for the site and not lead to significant impact on other uses or lessees.

- 28. The Committee recommends that if the ACT Government chooses to pursue the proposal put forward by Junstamp Pty Ltd, they do so through a separate variation process, following completion of broader planning for a Woden Community Hub.**

Government Response: AGREED

Rationale:

The Junstamp proposal has not been considered previously by the planning authority. The proponent would need to submit a planning report to inform a separate variation to the Territory Plan in order to progress the proposal presented to the Committee.

- 29. The Committee recommends that the ACT Government amend the draft variation as soon as practicable to recognise the light rail route and possible stops and to protect bus, cycle, walking and Park and Ride connections to light rail; and update these elements through a project specific draft variation as Light Rail Stage 2 proceeds.**

Government Response: NOTED

Rationale:

The Territory Plan contains reference to a recommended Intertown Public Transport (IPT) route connecting each of the town centres, which provides general information for assessment of developments in the centres. Providing detailed design of individual stops at this stage is not considered warranted, particularly as the details of the route and stops are subject to change in response to further detailed design works. In addition, TCCS is responsible for development on unleased land, as well as management of active travel paths and location of public transport stops. Including provisions within the Territory Plan introduces another layer of complexity and potential delays to public infrastructure development as requiring a Territory Plan variation for each change would substantially and unnecessarily delay construction.

- 30. The Committee recommends that the ACT Government include the proposed trunk walking and cycling network in the draft variation and associated precinct code.**

Government Response: NOTED

Rationale:

The recommendation to include the trunk walking and cycling network in the precinct code is noted, however it is recommended that the active travel networks be included in the ACT Government mapping tool, ACTMAPi, for ease of reference for the community and developers. This will also ensure any necessary changes can be undertaken simply and quickly. TCCS, who manage the active travel network, provide comment on DAs likely to impact active travel routes and are best placed to manage works on or affecting public land.

The precinct code is not the appropriate document to identify active travel networks as constructing the networks is public works. As this is undertaken by or on behalf of the Territory it is normally exempt from requiring development approval, meaning assessment against the Territory Plan is not undertaken. Detailed design of active travel networks can result in changes to locations, alignments or routes, which if it were part of the Territory Plan would require a new variation or technical amendment for each change.

- 31. The Committee recommends that the ACT Government amend the draft variation to include the missing walking and cycling connections across Melrose Drive, between Athllon Drive and Hindmarsh Drive.**

Government Response: NOTED

Rationale:

As noted in response to recommendation 30, it is recommended that the active travel networks be included in the ACT Government mapping tool, ACTMAPi, for ease of reference for the community and developers, and to ensure changes can be undertaken simply and quickly. TCCS, who manage the active travel network, provide an Active Travel Practitioners Tool which identifies the existing and recommended active travel network throughout Canberra, and comment on DA's likely to impact active travel routes and are best placed to manage works on or affecting public land. It is recommended that the development and management of the active travel networks be retained under the control of TCCS to ensure that changes to the network can be undertaken simply and quickly.

As noted in the response to recommendation 30 public works by or on behalf of the Territory are normally exempt works, meaning assessment against the Territory Plan is not undertaken and therefore detail added to the precinct code does not apply.