



**Legislative Assembly** for the  
**Australian Capital Territory**

Standing Committee on Environment,  
and Planning

# Submission Cover Sheet

## **Inquiry into the Role and Future of the Woden Town Centre in the context of a compact city**

Submission number: 102

Submitter: Property Council of Australia, ACT & Capital Region

Date authorised for publication: 16 October 2025



**Property Council of Australia** ABN 13 00847 4422

**A** Level 4, 10 Moore Street, Canberra ACT 2601

**E** [info@propertycouncil.com.au](mailto:info@propertycouncil.com.au)

**W** [propertycouncil.com.au](http://propertycouncil.com.au)

**T** [@propertycouncil](https://twitter.com/propertycouncil)

30 September 2025

Standing Committee on Environment, Planning, Transport and City Services

ACT Legislative Assembly

GPO Box 1020

CANBERRA ACT 2601

**By email only: [LACommitteeEnvironment@act.gov.au](mailto:LACommitteeEnvironment@act.gov.au)**

### **Inquiry into the Role and Future of the Woden Town Centre in the context of a compact city**

Thank you for the opportunity to make a submission into the Inquiry into the Role and Future of the Woden Town Centre in the context of a compact city. As Canberra's population continues to grow, the Woden Town Centre must evolve as a vibrant, sustainable, and inclusive hub for commerce, community, and living. Our submission draws on industry experience, previous strategic work, and the lived experience of our members and stakeholders.

### **About the Property Council**

The Property Council of Australia is the leading advocate and biggest employer for the nation's largest industry. In the ACT, the property sector continues to account directly for more than \$4.5 billion in economic activity, a further \$2.1 billion indirectly, and one in seven jobs.

Property is the beating heart of the ACT's success across all measures – with almost 45 per cent of tax and royalty revenue being contributed by the sector. The continued success of Canberra depends on the success of property, development, and the built environment.

Members of the ACT & Capital Region Division of the Property Council include the people and companies who plan, design, invest, own, manage, support, and build, the homes for Canberrans. We are committed to great cities, strong economies, and sustainable communities.

### **Previous Reviews**

The first master plan of the Woden Town Centre was developed in 2004, before receiving an update in 2015 to provide zoning certainty and respond to changing demographics. The 2015 plan emphasised mixed-use developments and improved public domain. The formation of the Woden District Strategy in 2023, as part of the comprehensive ACT Planning Review, came after extensive community consultation, across industry, community, residents, and businesses. The

**Great cities | Strong economies | Sustainable communities**

Woden District Strategy reflects changing demographics, the need to protect green corridors, support new, sustainable communities along the future light rail corridor, and develop Woden as both an educational and commercial hub. The Strategy also sets out the need for improved connectivity (for example, a central transport hub), inclusive centres, and ensuring that community facilities keep up with urban growth.

We strongly encourage the Committee to use the Woden District Strategy as the basis on which any recommendations on current or future zoning are made. Investors, whether they be everyday Canberrans buying their first home or establishing a business, through to institutional investors including superannuation funds, need certainty in order to make significant financial decisions. Similarly, all levels of Government ought to be making investment decisions in infrastructure with a high degree of certainty about future population growth and community needs.

## **Summary**

The Property Council supports a vision for Canberra as a compact city, with increased density in strategic centres like Woden. We do not support placing arbitrary limits on growth. Planning controls must balance competing priorities for land use, provide certainty for developers and investors, and ensure good outcomes for the community at large. Having well-located community facilities is an important component of creating a vibrant community.

Over the next 20 years and beyond, the Woden Town Centre is likely to be the largest commercial hub for residents not just in Woden, but throughout southern Canberra, including some areas of the Molonglo Valley. While housing remains a fundamental priority for not just the Property Council, but the government and community at large, we must also ensure that the zoning and planning arrangements still provide opportunities for services and employment lands to be within and near the Town Centre. Getting this balance right will be pivotal to the overall success of Woden Town Centre into the future.

Regards,

Ashlee Berry  
ACT & Capital Region Executive Director  
Property Council of Australia