



ACT
Government

Environment, Planning and
Sustainable Development

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**VARIATION TO THE TERRITORY PLAN No. 363
Curtin group centre and adjacent
residential areas:
Zone changes and amendments to the
Curtin precinct map and code**

FEBRUARY 2021

Mr Mick Gentleman MLA
Minister for Planning and Land Management

Planning and Development (Plan Variation No 363) Approval 2021

Notifiable instrument NI2021-

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 363) Approval 2021*.

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 363 to the Territory Plan.
- (2) In this section:

draft plan variation No 363 to the Territory Plan means the draft plan variation in the schedule.


Mick Gentleman MLA
Minister for Planning and Land Management
4/2/2021

Schedule (See section 2(2))



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Planning and Development Act 2007

Variation to the Territory Plan No 363

**Curtin group centre and adjacent
residential areas:**

**Zone changes and amendments to the
Curtin 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

The variation incorporates the recommendations of the Curtin Group Centre Master Plan (2018) into the Territory Plan. The group and town centre master planning program has been undertaken as part of the ACT Government initiative to encourage the rejuvenation of selected commercial centres, and to guide development within the centres over the next 10 to 20 years. The Curtin Group Centre Master Plan (the master plan) as one of the selected commercial centres underwent several community engagement sessions and was approved by the ACT Government on 28 November 2018.

1.2 Summary of the Proposal

The variation incorporates the recommendations of the approved Curtin Group Centre Master Plan (November 2018) into the Territory Plan to provide guidance on the desired built form and character of the centre as it develops into the future.

The variation amends the Territory Plan map as well as the existing Curtin precinct map and code to reflect the changes recommended by the master plan. These changes are listed in **section 2.1**.

The centre is currently limited to two storeys, with the ability for building heights to be increased above two storeys where they meet a set of criteria. This variation reinforces the centre's village character by limiting building height around the central courtyard to single storey and provides the opportunity for some increase in building height that is complementary to this character. It reflects the approved master plan by permitting up to five storeys to the south west and north west of the central courtyard, and up to six storeys for the Statesman Hotel site (Block 6 Section 62 Curtin) and part of the adjacent parking areas, with setbacks for the higher building elements to protect the streetscape character. It also permits residential development in the medium density residential zones adjoining the centre up to six storeys.

The variation rezones a parcel of unleased land at the south west corner of the Carruthers Street roundabout from residential/commercial zones to urban open space (Block 7 Section 63 Curtin), and rezones the southern part of the centre from commercial core zone to commercial business zone. It also generally prohibits residential uses within the commercial core area at the ground floor level, to encourage an active streetscape and public places.

The variation identifies main pedestrian areas where shop fronts and awnings are required to encourage pedestrian activity. It also nominates minimum setbacks

for development along Theodore Street to protect the existing street trees and provide separation from the existing residential area to the east.

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 NCP 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 Curtin Group Centre and surrounding medium density residential areas. The centre is located approximately 3km north of Woden town centre and 300m west of the Yarra Glen and Carruthers Street interchange. The centre is bounded by Carruthers Street to the north, Theodore Street to the east and Strangways Street to the west and south.

The centre is predominately single storey, with commercial buildings surrounding a central courtyard, with awnings provided along most frontages for all weather pedestrian protection. Development at the north west and south east corners of the centre is two storeys, while the south west and north east sections of the centre contain substantial areas of surface car parking.

Nearby development includes detached single dwellings to the east, multi unit developments to the north and west, community facilities to the north east and south, and extensive urban open space areas providing pedestrian connections between the centre and the surrounding suburb.

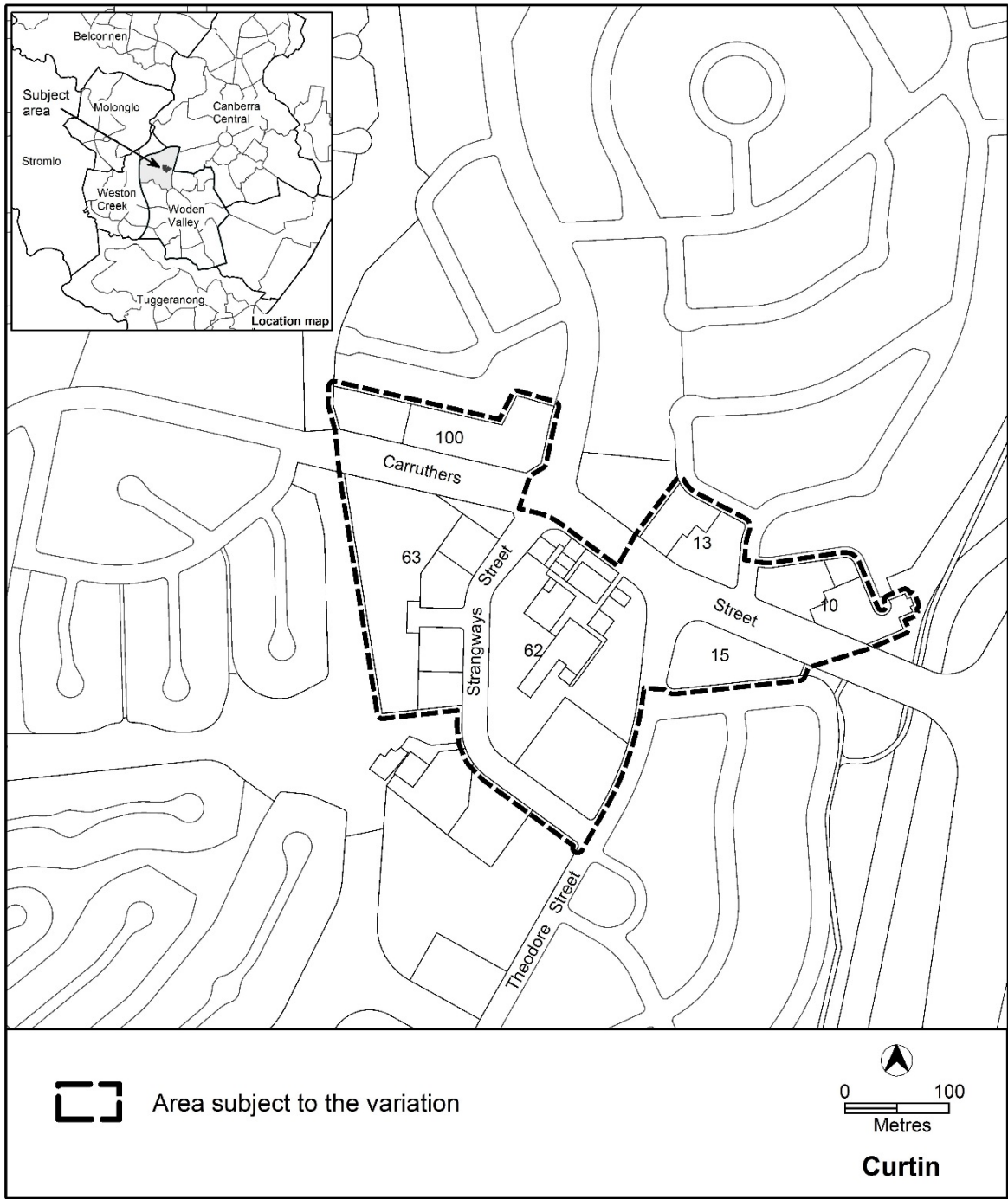


Figure 1: Site Plan

1.5 Current Territory Plan Provisions

The Territory Plan map for the area subject to this variation is shown in **Figure 2**.

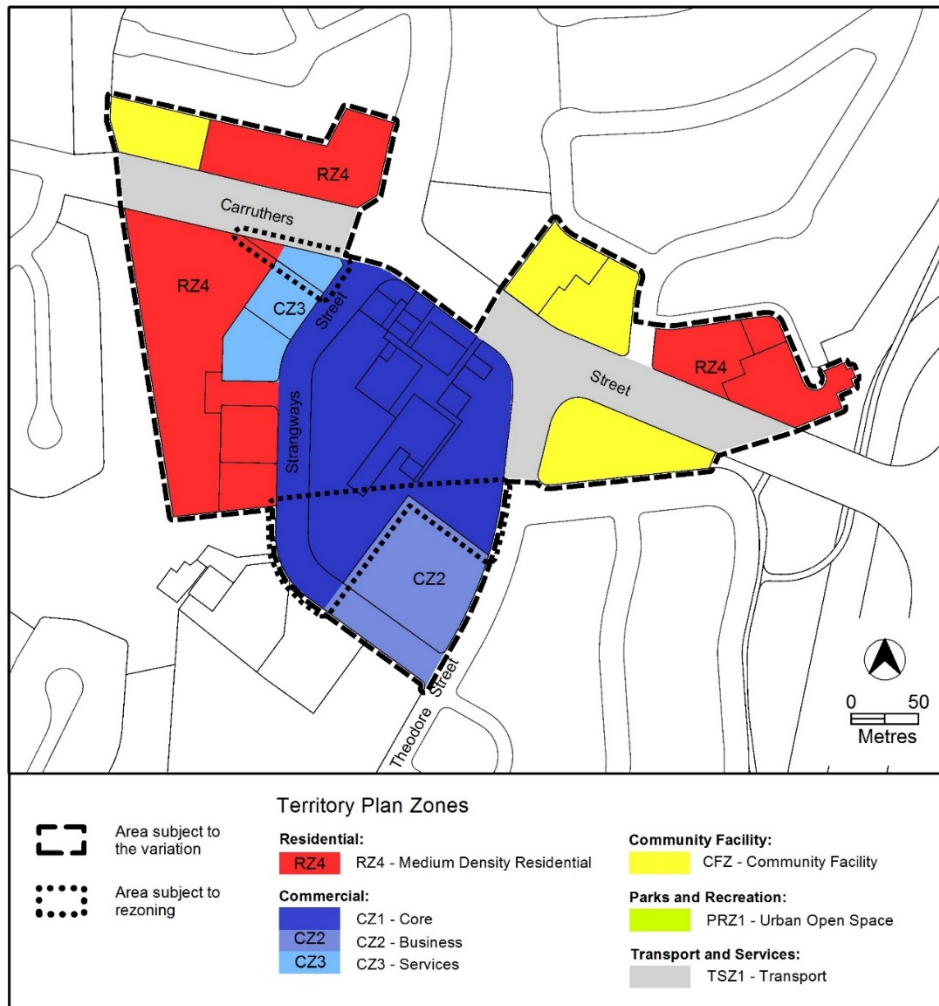


Figure 2: Territory Plan Zones Map

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 363 (DV363) was released for public comment between 7 June and 21 August 2019. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register on 7 June 2019.

A total of 19 written submissions were received. Main issues raised by submitters included:

- Changes to the proposed statement of desired character to include references like ‘an active and inclusive meeting place’, ‘a human scale urban village’ and ‘a sunlit central courtyard’
- Reduction of building heights to maintain views from the group centre to Red Hill
- Additional solar access protection for the central courtyard to prevent overshadowing
- Increase to building setbacks along Strangways Street and Theodore Street
- Additional tree protection in the group centre

The above issues were considered and are detailed in a report on consultation. Changes were made to DV363 that was recommended to the Minister responsible for planning. The outcomes of consultation were considered by the Minister responsible for planning prior to approving this variation.

1.8 Revisions to the Draft Variation Recommended to the Minister

In response to Recommendation 2 made by the Legislative Assembly’s Standing Committee on Planning and Urban Renewal (the Committee) in its Report No. 13 and subsequent Direction of the Minister, changes were made to the ‘desired character’ statement under RC1 – Curtin Group Centre in the Curtin Precinct Code.

The ‘desired character’ statement was amended to include two dot points as follows:

- Maintain the human scale character of the public spaces within the centre
- Provide a reasonable level of sunlight to the central courtyard

Recommendation 2 also recommended that references to a 'busy' and 'attractive' centre are incorporated into the 'desired character' statement. These matters are already recognised in the 'desired character' statement through the following dot points:

- A busy community hub that offers a broad range of services and facilities to diverse user groups in the area
- Be an attractive place to do business for local retailers and other businesses

In response to Recommendation 6 made by the Committee in its Report No. 13 and subsequent Direction of the Minister, a change was made to Rule R10 of the Curtin Precinct Code to increase the hours considered by the rule from 9:00am and 2:30pm to 9:00am and 3:30pm in the solar access provision to better reflect the hours of usage.

Rule R10 was amended to read as follows:

This rule applies to development in area 'a' and 'b' shown in Figure 2.

Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the datum ground level at the boundary adjoining the central courtyard shown in Figure 2 at the winter solstice between 9:00am and 3:30pm.

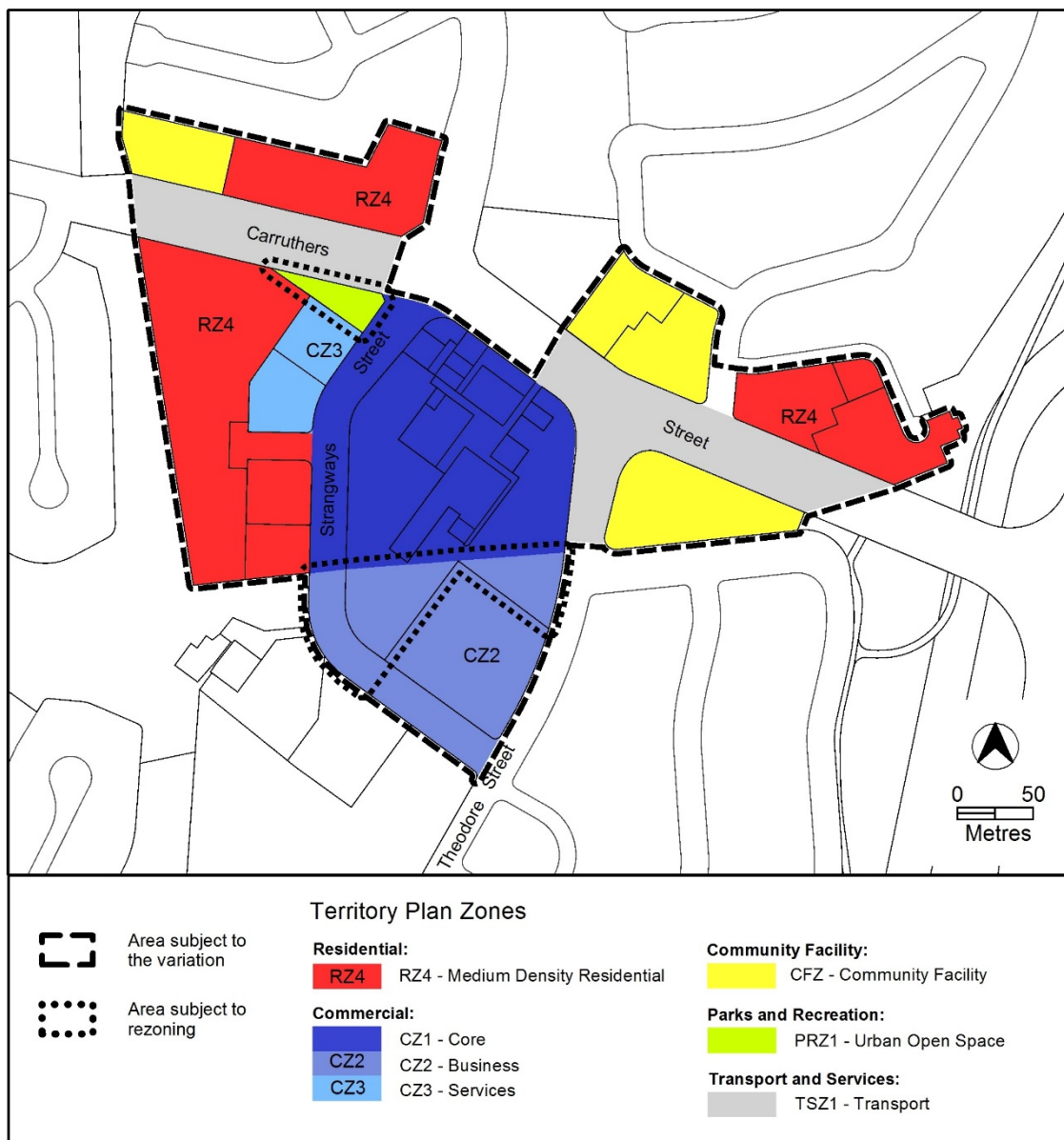
2. VARIATION

2.1 Variation to the Territory Plan

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

Variation to the Territory Plan Map

Substitute



Variation to the Curtin Precinct Map and Code

1. Curtin Precinct Map and Code

Substitute

Curtin Precinct Map and Assessment Tracks – Attachment A

Curtin Precinct Code, RC1 – Curtin Group Centre – Attachment B

Insert after RC1

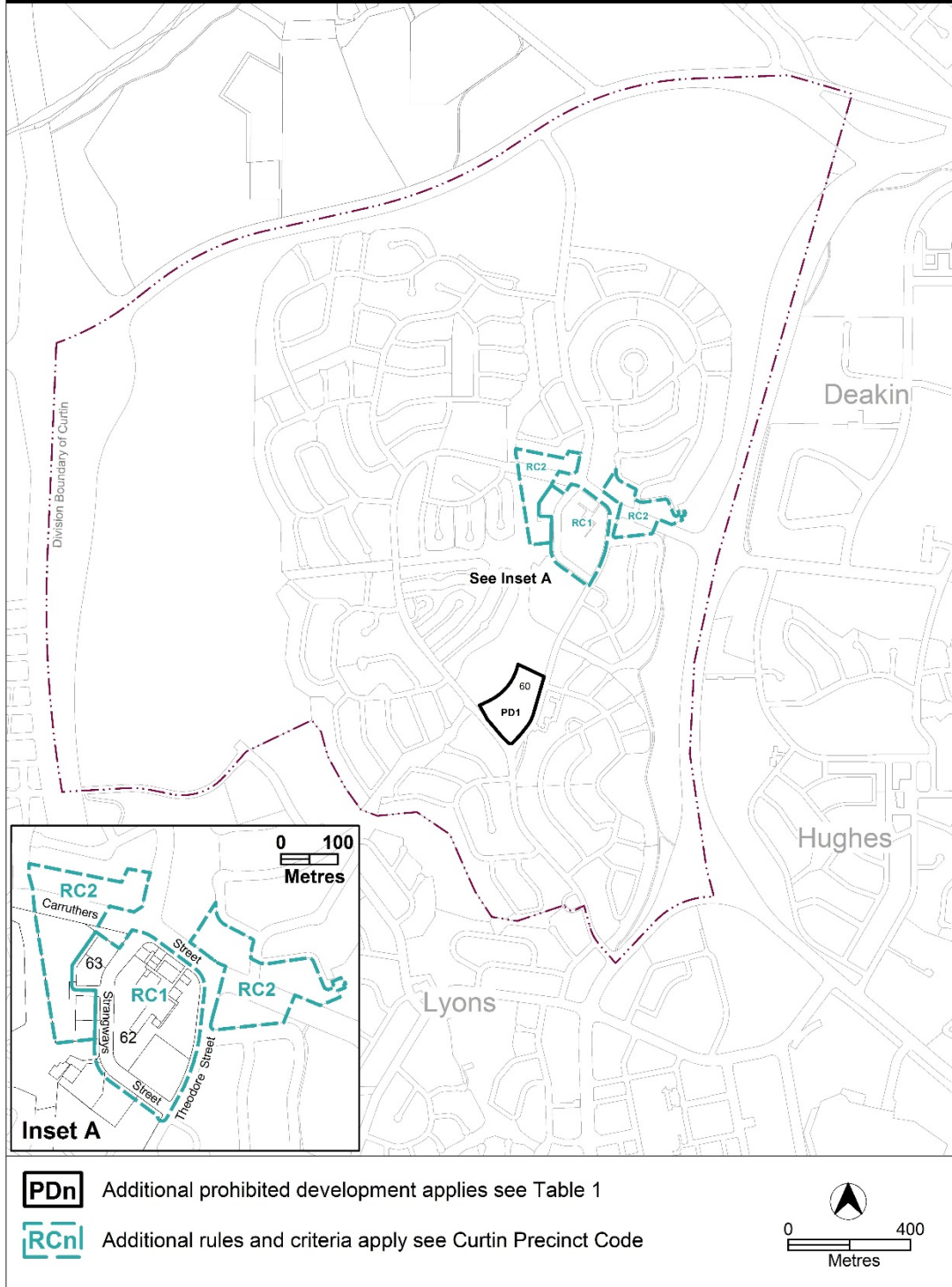
RC2 – Curtin Residential areas – Attachment C

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Curtin Precinct Map



Assessment Tracks

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

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

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village</i> <i>supportive housing</i>

RC1 – Curtin Group Centre

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

Desired character

- A busy community hub that offers a broad range of services and facilities to diverse user groups in the area
- Provide sustainable and high-quality housing options to attract residents to the area
- Maintain the human scale character of the public spaces within the centre
- Provide a reasonable level of sunlight to the central courtyard
- Be an attractive place to do business for local retailers and other businesses
- Provide opportunities for evening activities, as well as informal recreation, community and leisure uses
- Pedestrians and cyclists will be able to access the centre safely and efficiently and be connected to nearby facilities such as schools, aged care accommodation and the future City to Woden light rail on Yarra Glen.

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites with boundaries to primary active frontages shown in Figure 4.</p> <p>Only the following uses are permitted along the primary active frontage at the ground floor level:</p> <p>a) <i>business agency</i> b) <i>club</i> c) <i>community activity centre</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>	<p>C1</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites with secondary active frontages shown in Figure 4.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

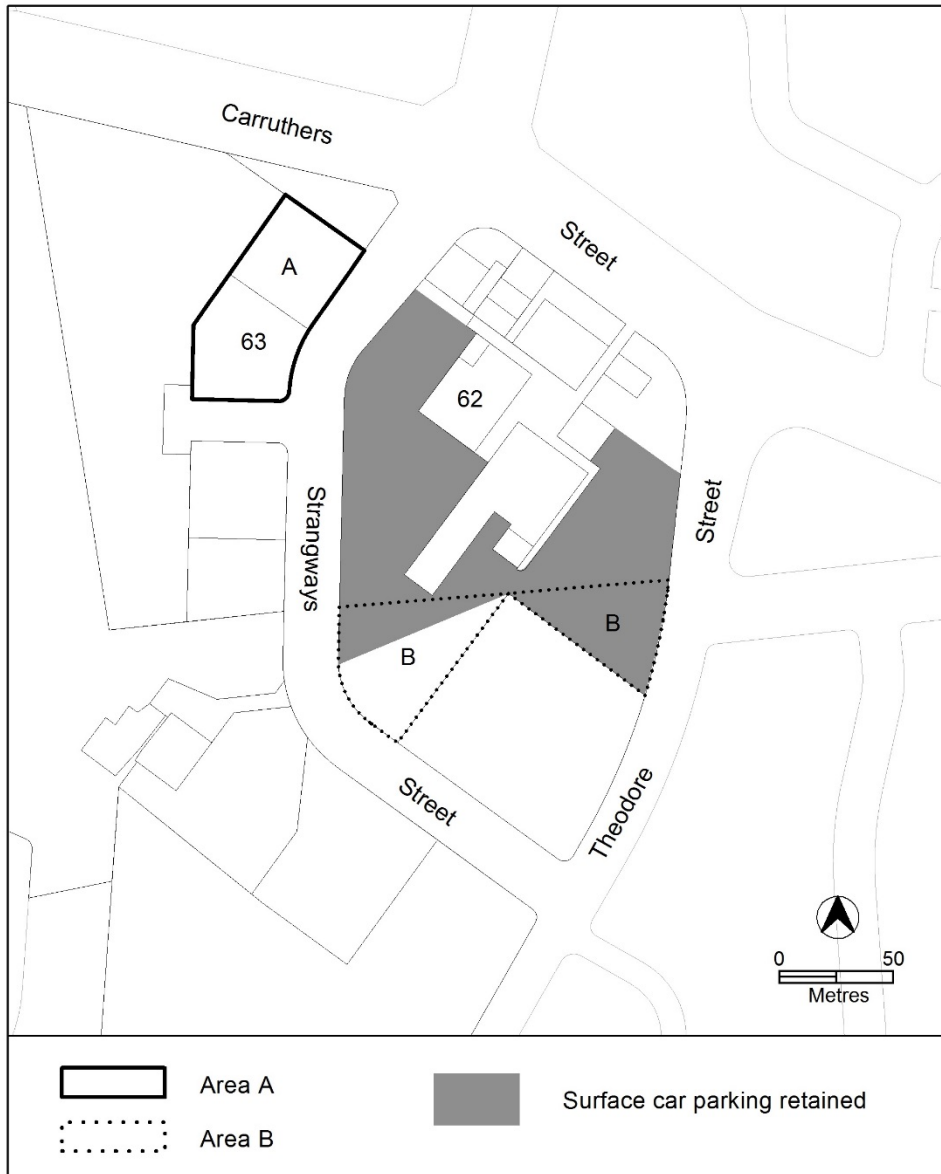


Figure 1

Rules	Criteria
1.2 Parking	
<p>R3</p> <p>Existing surface car parking shown in Figure 1 is retained. No other development is permitted, except any associated works to the surface car park.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
1.3 Residential use – CZ3 – ground floor	
<p>R4</p> <p>This rule applies to area 'A' shown in figure 1.</p> <p><i>RESIDENTIAL USE</i> is only permitted at the ground floor level where development complies with Australian Standard <i>AS4299 – Adaptable housing</i> (class C) and the Access and Mobility General Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 Potential contamination	
<p>R5</p> <p>This rule applies to Area B shown in Figure 1, where an assessment by the proponent in accordance with the ACT Contaminated Sites Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area.</p> <p>Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.5 Noise	
<p>R6</p> <p>This rule applies to Area B shown in Figure 1. A noise assessment is to be undertaken identifying any surrounding noise and providing mitigation measures within the development area to the satisfaction of the Environment Protection Authority.</p> <p>Development complies with a noise assessment report endorsed by Environment Protection Authority.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
2.1 Building heights	
<p>R7</p> <p>This rule applies to the CZ1 zone, excluding areas that have alternative building heights identified elsewhere in this code.</p> <p>The maximum <i>height of building</i> is two storeys with a total height not more than 9 metres above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R8</p> <p>This rule applies to area 'a' shown in Figure 2.</p> <p>The maximum <i>height of building</i> is one <i>storey</i> with a total height not more than 5 metres above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>This rule applies to area 'b' shown in Figure 2.</p> <p>The maximum <i>height of building</i> is up to 2 <i>storeys</i> with a total height not more than 9 metres above <i>datum ground level</i>.</p> <p>Plant room that is screened from view and set back a minimum of 3m from the building facade of the floor immediately below is not included in the <i>height of building</i>.</p> <p><i>Note: Additional height restrictions may apply as described in the following rules and criteria.</i></p>	<p>C9</p> <p>For area 'b', additional storeys may be considered where development complies with all of the following:</p> <ul style="list-style-type: none"> a) Development retains reasonable solar access to the main daytime living areas of <i> dwellings</i> on adjoining blocks and their associated <i>principle private open space</i> b) The design of buildings reflects the existing local character and desired character of the group centre c) Development contributes to the mix of uses and/or housing diversity of Curtin d) Development is supported by a visual assessment that provides: <ul style="list-style-type: none"> i) Analysis of the group centre and surrounding landscape character to demonstrate how the development positively contributes to the desired character of the group centre, primary pedestrian routes, streetscape character and nearby development ii) Analysis of key views, at the pedestrian level, to demonstrate how the proposal has been designed to consider key views into the centre and from key locations in Curtin

Rules	Criteria
	<p>iii) Evidence outlining how the proposal is designed to minimise potential impacts on the surrounding landscape character and public spaces, including the central courtyard.</p> <p>Maximum <i>height of building</i> is the lesser of 5 storeys and 18 metres above <i>datum ground level</i>.</p>
2.2 Building setbacks and solar access to the central courtyard	
<p>R10</p> <p>This rule applies to development in area 'a' and 'b' shown in Figure 2.</p> <p>Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the <i>datum ground level</i> at the boundary adjoining the central courtyard shown in Figure 2 at the winter solstice between 9:00am and 3:30pm.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C11</p> <p>Development demonstrates that reasonable sunlight for adjacent public spaces is maintained on the winter solstice between 9:00am and 2:30pm.</p>
<p>R12</p> <p>This rule applies to development on Block 25 Section 62 Curtin shown in Figure 2.</p> <p>Development above one <i>storey</i> is setback a minimum of 3m from each boundary adjoining the central courtyard shown in Figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R13</p> <p>Buildings directly fronting Strangways Street, Carruthers Street and Theodore Street has a minimum setback of 3 metres above the first floor as shown in Figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

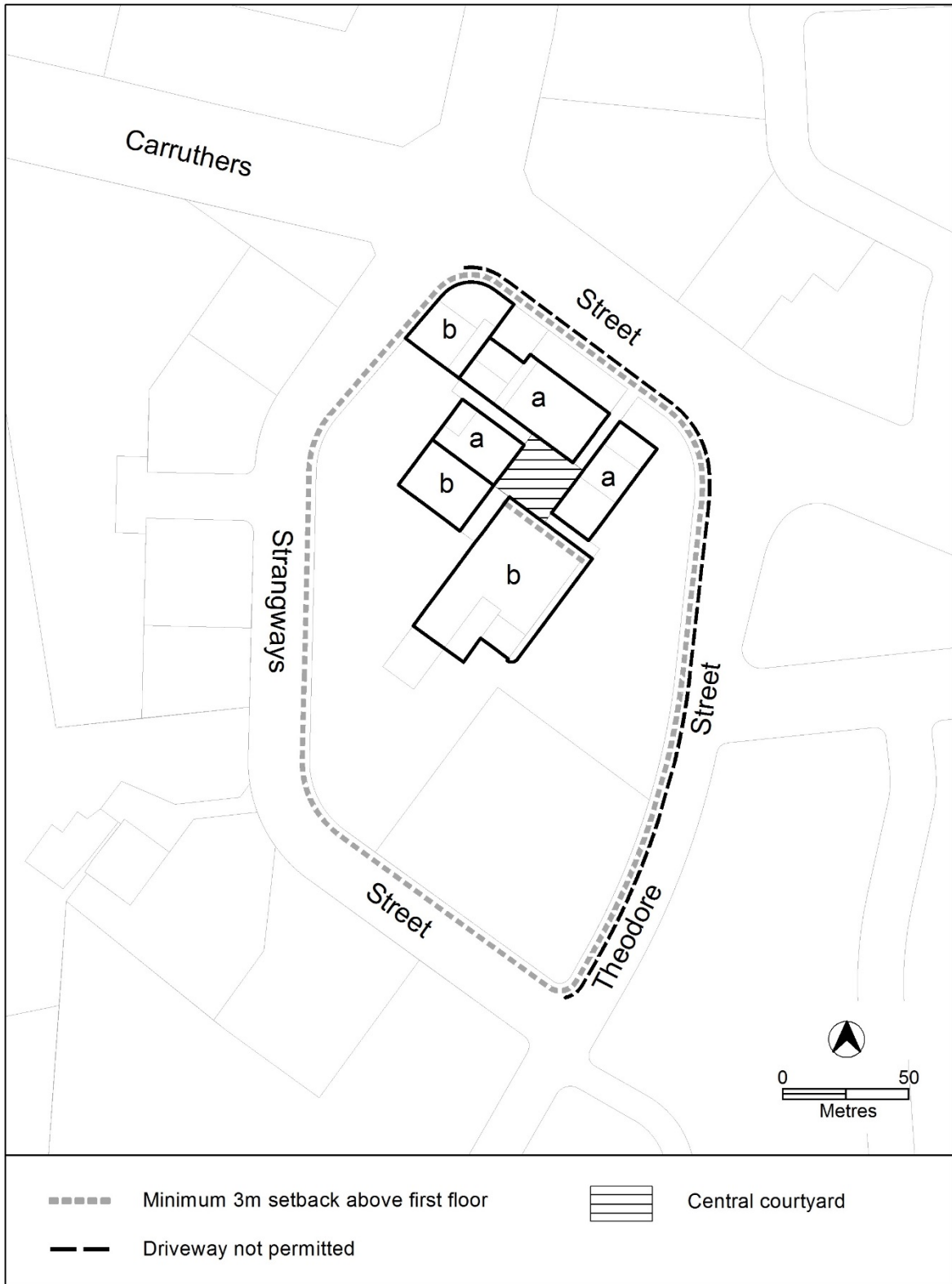


Figure 2 Building heights and setbacks

Rules	Criteria
2.3 Building heights and setbacks – Area C	
<p>R14</p> <p>This rule applies to Area C in Figure 3.</p> <p>The maximum <i>height of building</i> is:</p> <p>a) for area 'C1', two <i>storey</i> with a total height not more than 9 metres above <i>datum ground level</i></p> <p>i) buildings, including basement, are setback a minimum of 6 metres from Theodore Street and a minimum of 3 metres from all other existing block boundaries of Block 6 Section 62 Curtin and from the boundary of water easement as shown in Figure 3</p> <p>ii) buildings, including basement, can have zero metre setback for commercial uses along Strangways Street to the extent shown in Figure 3</p> <p>iii) at least one main building entry is to face the centre as shown in Figure 3.</p> <p>b) for area 'C2', up to 3 storeys with a total height not more than 12 metres above <i>datum ground level</i></p> <p>i) buildings, including basement, are setback a minimum of 3 metres from Strangways Street boundary, 6 metres from Theodore Street boundary, and 25 metres from the boundary immediately next to Theodore Street as shown in Figure 3.</p> <p>c) for area 'C3', up to 6 <i>storeys</i> with a total height not more than 21 metres above <i>datum ground level</i></p> <p>i) buildings are setback a minimum of 31 metres from Theodore Street boundary</p> <p>ii) buildings are setback a minimum of 3 metres above the first floor for development facing Strangways Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R15</p> <p>For residential development located on the ground floor level for Area C shown in Figure 3, the development must comply with the following:</p> <ul style="list-style-type: none"> a) setback a minimum 3 metres from the front block boundary facing Strangways Street to allow for a raised courtyard and landscaping b) provide a ground floor courtyard that is raised 600-900mm above the verge level with the courtyard being setback a minimum 2 metres from the Theodore Street front block boundary and a minimum 800mm from the Strangways Street front block boundary. c) provide screen plantings between the raised courtyard and front block boundary. d) provide a low transparent fence at the edge of the raised courtyard that is no higher than 1.8 metres above the verge level. Where possible, the fence is to include a gate with pedestrian access provided between an individual courtyard and public footpath (where a public footpath exists.) 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

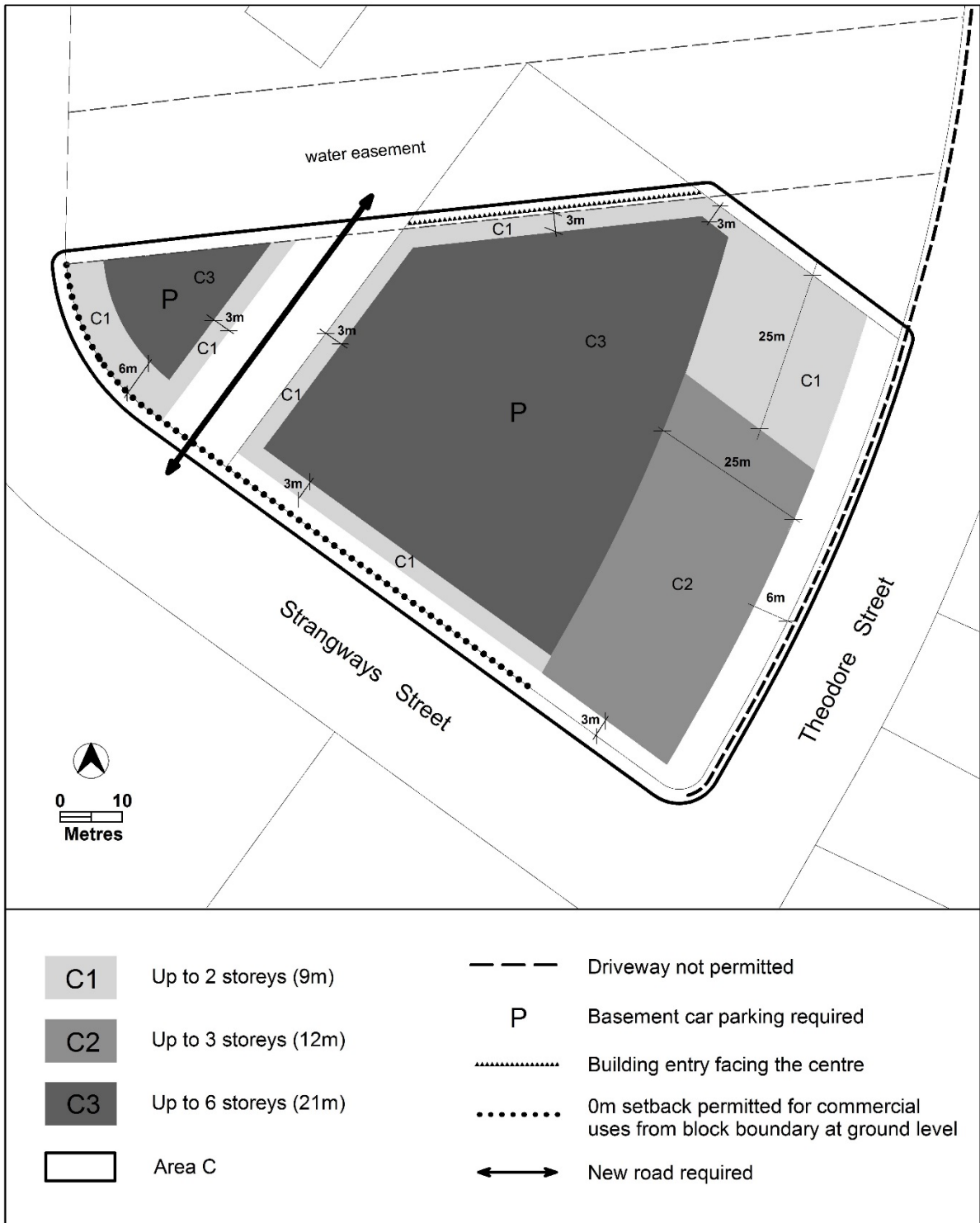


Figure 3 Building heights, setbacks and new road – Area C

Rules	Criteria
2.4 Development on nominated car parking areas	
<p>R16</p> <p>This rule applies to Area C, shown in Figure 3.</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>.</p> <p>Note: the spaces required under b) are in addition to those required by a).</p>	<p>C16</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 publicly accessible parking supply for the group centre.</p>
2.5 Building Design	
<p>R17</p> <p>This rule applies in CZ1 and CZ2.</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C17</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p>
2.6 Passive surveillance	
<p>R18</p> <p>Residential development along primary or secondary active frontages shown in Figure 4 or public open space areas includes balconies and/or windows to main living areas addressing each street frontage and public spaces.</p>	<p>C18</p> <p>Residential development provides opportunities for passive surveillance of public spaces and pedestrian areas.</p>
<p>There is no applicable rule.</p>	<p>C19</p> <p>Ground floor public entrances, including residential lobby and lift areas are clearly visible from external public spaces.</p>
2.7 Main pedestrian areas and routes	
<p>R20</p> <p>This rule applies to main pedestrian areas shown in Figure 4.</p> <p>Development ensures pedestrian areas remain unenclosed and publicly accessible at all times.</p> <p>Note: A condition of approval may be imposed regarding the tenure of pedestrian routes.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.8 Active frontages	
<p>R21</p> <p>For buildings located along primary active frontage areas shown in Figure 4, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and/or shop fronts at the ground floor level for a minimum of 70% of the frontage b) buildings incorporate direct pedestrian access at grade with the verge level/courtyard level for access and egress. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R22</p> <p>For buildings located along secondary active frontage areas shown in Figure 4, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shopfronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level/courtyard level for access and egress. 	<p>C22</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for shops b) direct pedestrian access at the same level as the immediately adjoining verge c) provide opportunities for views into and out of the building
2.9 Access	
<p>R23</p> <p>Access to Block 7 Section 62 Curtin adjacent to Curtin Place to be provided to allow for safe and easy access for large vehicles and along with improved pedestrian access to adjacent uses.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R24</p> <p>No driveway access is permitted along Carruthers Street and Theodore Street for CZ1 and CZ2 in the group centre shown in Figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

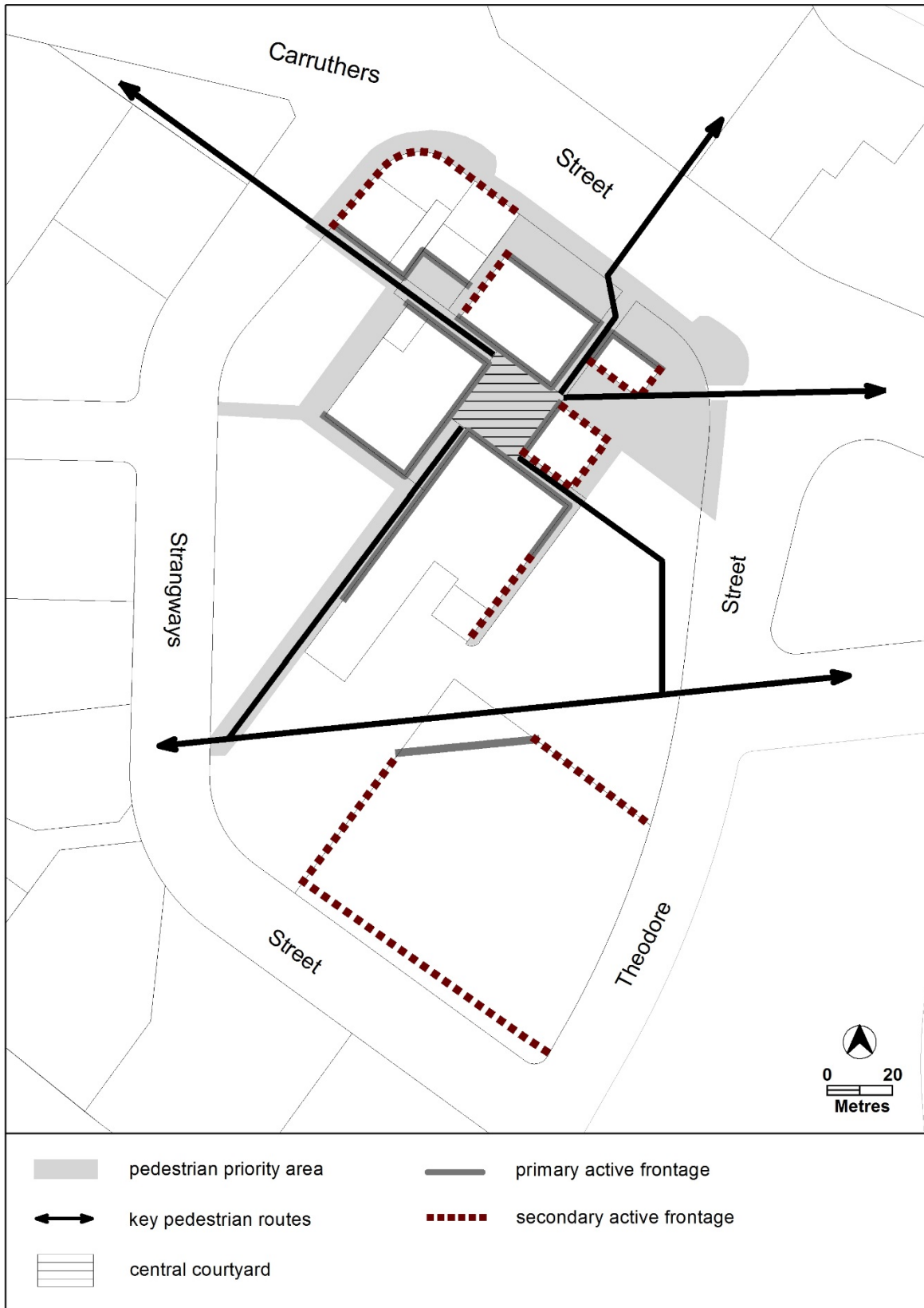


Figure 4 Active frontages and main pedestrian areas

Rules	Criteria
There is no applicable rule.	<p>C25</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 4.</p>
There is no applicable rule.	<p>C26</p> <p>Utility infrastructure, such as electricity substations and water boosters, located along primary active frontages shown in Figure 4 are minimised and/or screened.</p>
2.10 Awnings	
<p>R27</p> <p>This rule applies to buildings fronting primary active frontage areas shown in Figure 4.</p> <p>Buildings incorporate cantilevered awnings for the full extent of the building frontage that comply with all of the following:</p> <ul style="list-style-type: none"> a) provide a minimum height clearance of 3m b) provide a maximum height of 3.5m above <i>datum ground level</i> c) are integrated into the building design at the first floor level d) are a minimum of 3m in cantilever depth, except where: <ul style="list-style-type: none"> i) opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by not more than 0.5m ii) a reduction in awning depth is required to accommodate existing infrastructure and/or street trees. 	<p>C27</p> <p>Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.</p>
2.11 New road	
<p>R28</p> <p>This rule applies to development in Area C in CZ2 shown in Figure 3.</p> <p>Development incorporates the new road shown in Figure 3, connecting Strangways Street to the existing internal car parking circulation lane.</p>	<p>C28</p> <p>Development does not preclude the provision of a road in the location shown in Figure 3.</p>

RC2 – Curtin residential areas

This part applies to blocks and parcels identified in area RC2 shown on the Curtin Precinct Map.

Element 3: Building heights

Rules	Criteria
3.1 Building heights	
<p>R29</p> <p>This rule applies to the areas shown in Figure 5.</p> <p>The maximum <i>height of building</i> for:</p> <ul style="list-style-type: none"> a) area 'a' is up to 3 <i>storeys</i> with a maximum height of 12 metres above <i>datum ground level</i> b) area 'b' is up to 4 <i>storeys</i> with a maximum height of 15 metres above <i>datum ground level</i> c) area 'c' is up to 6 <i>storeys</i> with a maximum height of 21 metres above <i>datum ground level</i> <p>Area 'a' and 'c' for Block 1 Section 15 Curtin shown in Figure 5 are measured 21 metres from the mid-point of the block boundary on Theodore Street, 29 metres from the mid-point of the boundary along Carruthers Street, intersect by the line drawn from the front block boundary of Block 8 Section 17 Curtin facing Parker Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Building Setbacks	
<p>R30</p> <p>This rule applies to development at Block 1 Section 15 Curtin shown in Figure 5 that comply with all of the following:</p> <ul style="list-style-type: none"> a) Building facing Carruthers Street and Martin Street has a minimum setback of 4 metres b) Building facing Theodore Street has a minimum setback of 6 metres. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.3 Access	
<p>R31</p> <p>Driveway is not permitted along Carruthers Street and Theodore Street for Block 1 Section 15 Curtin shown in Figure 5.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

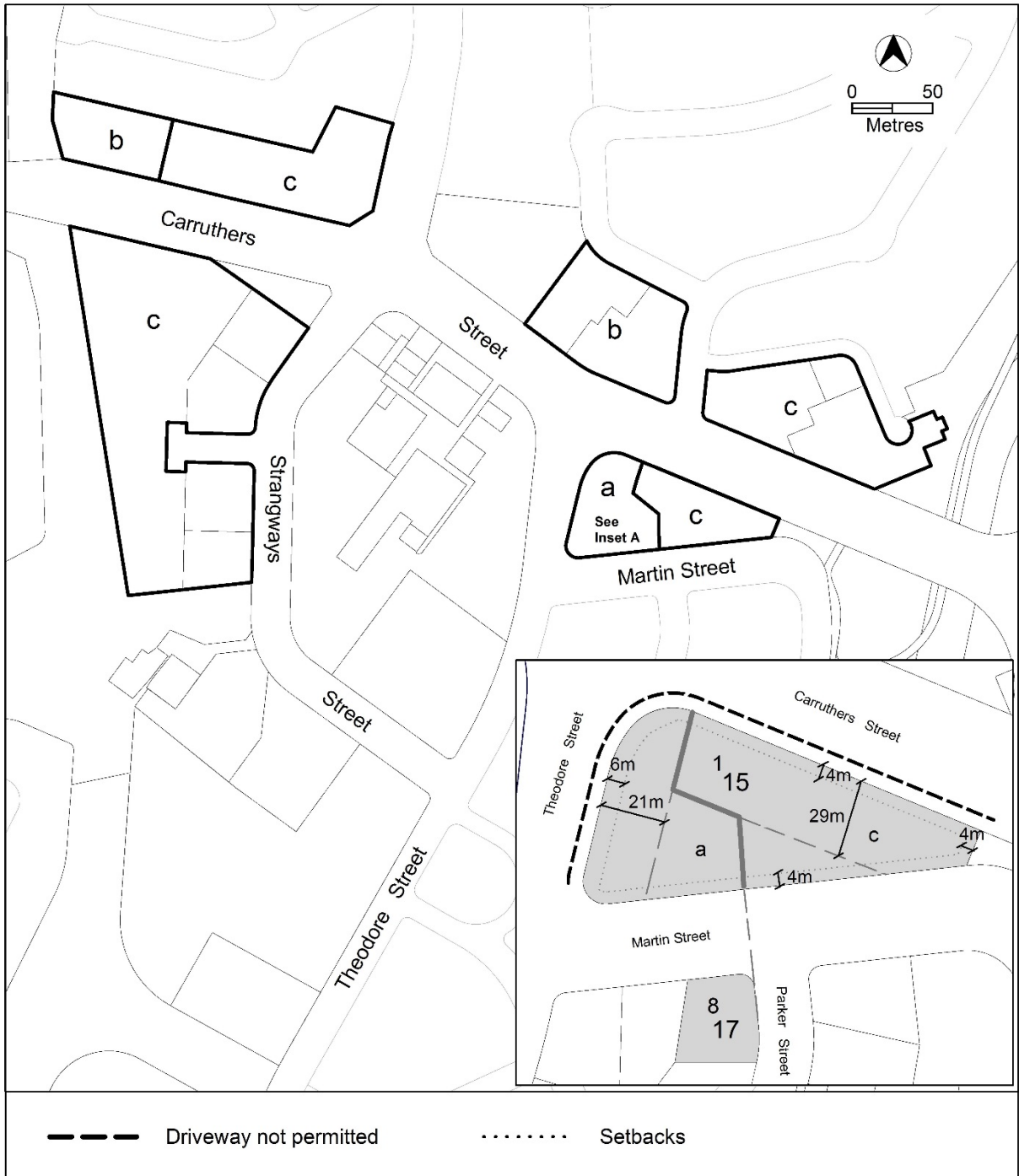


Figure 5 Buildings heights

Planning and Development (Draft Variation No 363) Direction 2021

DV363 Curtin group centre and adjacent residential areas

Notifiable instrument NI2021-xx

made under the

Planning and Development Act 2007, s 76(2)(b)(iv) (Minister's powers in relation to draft plan variations)

1 Name of instrument

This instrument is the *Planning and Development (Draft Variation No 363) Direction 2021*.

2 Commencement

This instrument commences on the day after its notification day.

3 Direction

Under section 76(2)(b)(iv) of the *Planning and Development Act 2007* (the *Act*), I direct the planning and land authority to revise DV363 to:

- (1) amend the 'desired character' statement to include references to human scale and sunlight to the central courtyard and attractive and busy public places
- (2) amend rule R10 to increase the hours from 9:00am and 2:30pm to 9:00am and 3:30pm at the winter solstice to protect solar access in the central courtyard.

4 Dictionary

In this instrument:

DV363 means the recommended version of the *Draft Variation to the Territory Plan No 363 – Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, March 2020, submitted to the Minister under section 69 of the Act and available online at:

www.act.gov.au/recommendedvariations



Mick Gentleman MLA
Minister for Planning and Land Management

4th January 2021

2020

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**GOVERNMENT RESPONSE TO THE STANDING COMMITTEE ON PLANNING
AND URBAN RENEWAL REPORT 13 –
DRAFT VARIATION NO. 363 – CURTIN GROUP CENTRE AND ADJACENT
RESIDENTIAL AREAS: ZONE CHANGES AND AMENDMENTS TO THE
CURTIN PRECINCT MAP AND CODE**

**Presented by
Mick Gentleman MLA
Minister for Planning and Land Management**

Introduction

The ACT Government thanks the Standing Committee on Planning and Urban Renewal of the Ninth Assembly for the recommendations put forward in Report No. 13 regarding Draft Variation No. 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code (DV363).

DV363 was prepared by the ACT Government to incorporate the recommendations of the Curtin Group Centre Master Plan (2018) into the Territory Plan to provide guidance on the desired built form and character of the Curtin group centre as it develops into the future.

In summary, DV363 proposes to amend the Curtin precinct map and code by:

- introducing a mandatory one to two storey maximum building height around the central courtyard of the centre;
- permitting developments from two to six storeys on selected sites to the south, west and east edges of the group centre;
- specifying setbacks for ground level and upper floor levels;
- providing planning and design guidance for the redevelopment of specific sites in the centre, including the Statesman Hotel and section 15 block 1 Curtin;
- requiring development along main pedestrian areas to provide display windows, publicly accessible entry points and awnings to retain and enhance the pedestrian character within the centre; and
- protecting existing trees along Theodore Street.

DV363 proposes to rezone section 63 block 7 Curtin from Commercial CZ3 Services zone and Residential RZ4 Medium Density zone to Parks and Recreation PRZ1 Urban Open Space zone to retain an important pedestrian route and form part of the wider open space network (refer Figures 2 & 3).

DV363 also proposes to rezone section 62 block 27 Curtin, which is the southern part of the centre, from the current Commercial CZ1 Core zone to CZ2 Business zone to focus the retail and community activity close to the central courtyard (refer Figures 2 & 3).

Figure 1 indicates the location of the Curtin group centre and the area subject to DV363.

Figure 2 shows the current Territory Plan zones for the area subject to DV363.

Figure 3 shows the zone changes proposed for the area subject to DV363.

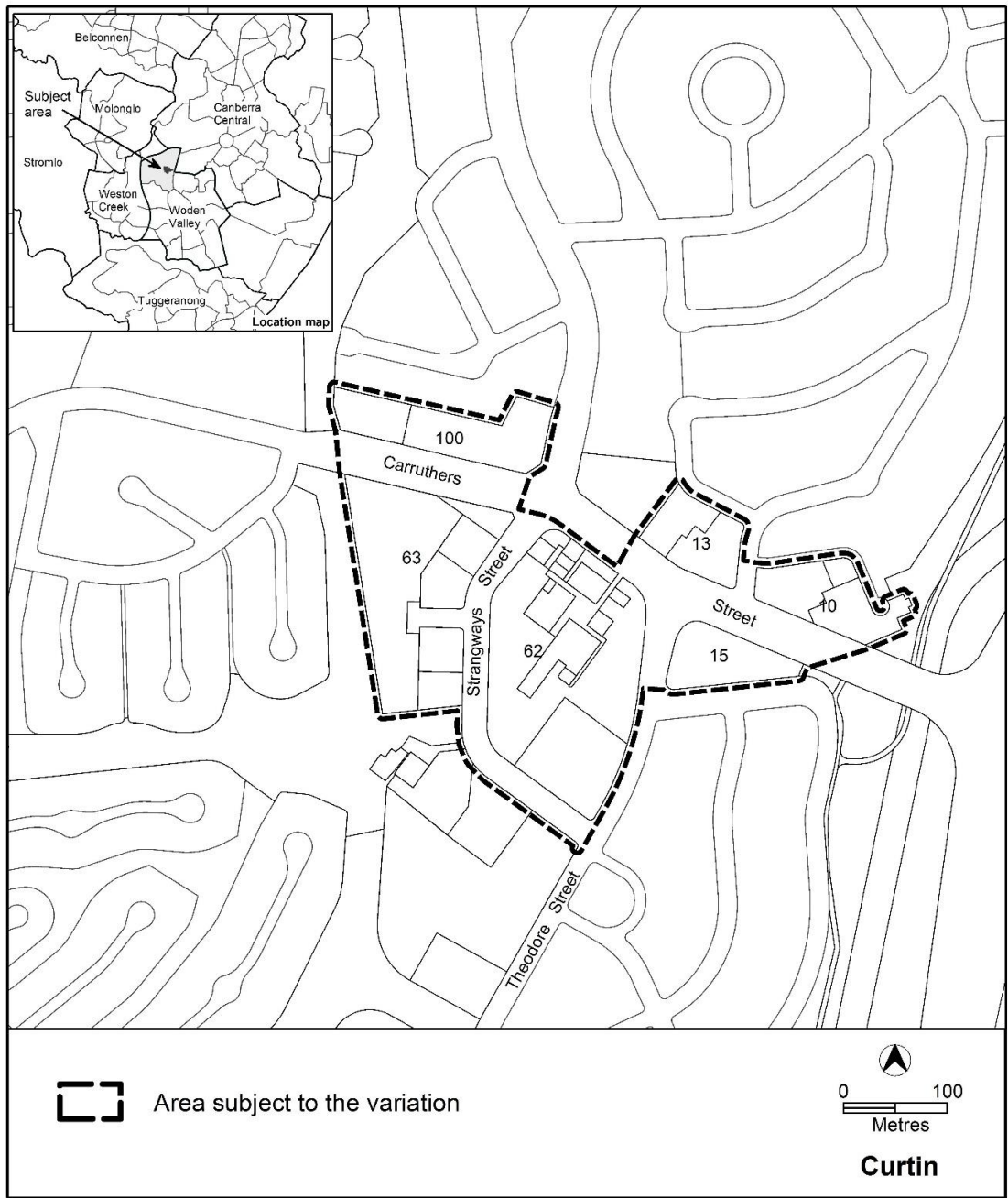


Figure 1 Location map

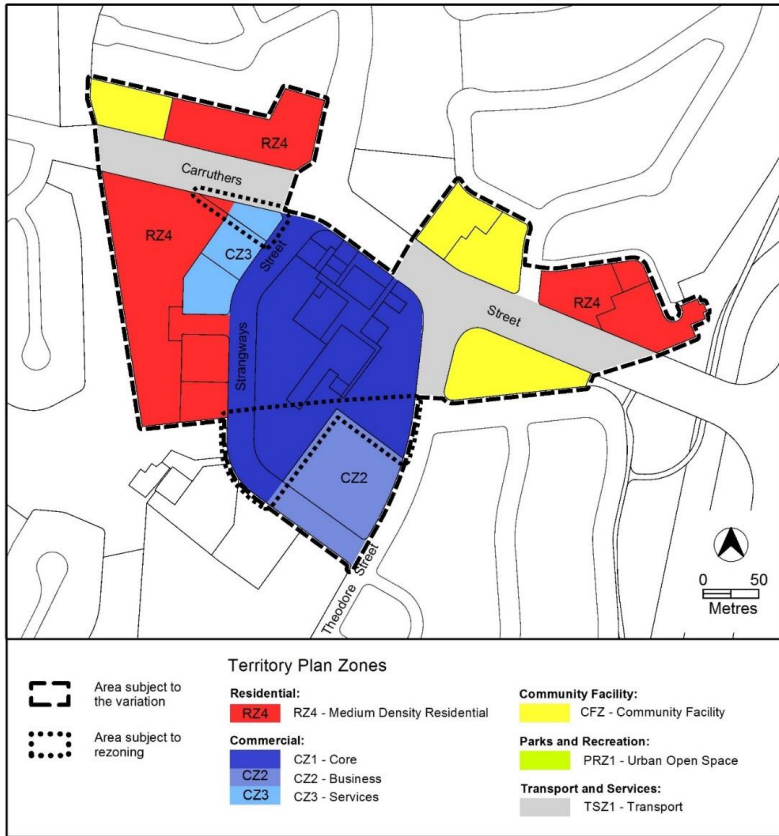


Figure 2 Current Territory Plan Zones Map

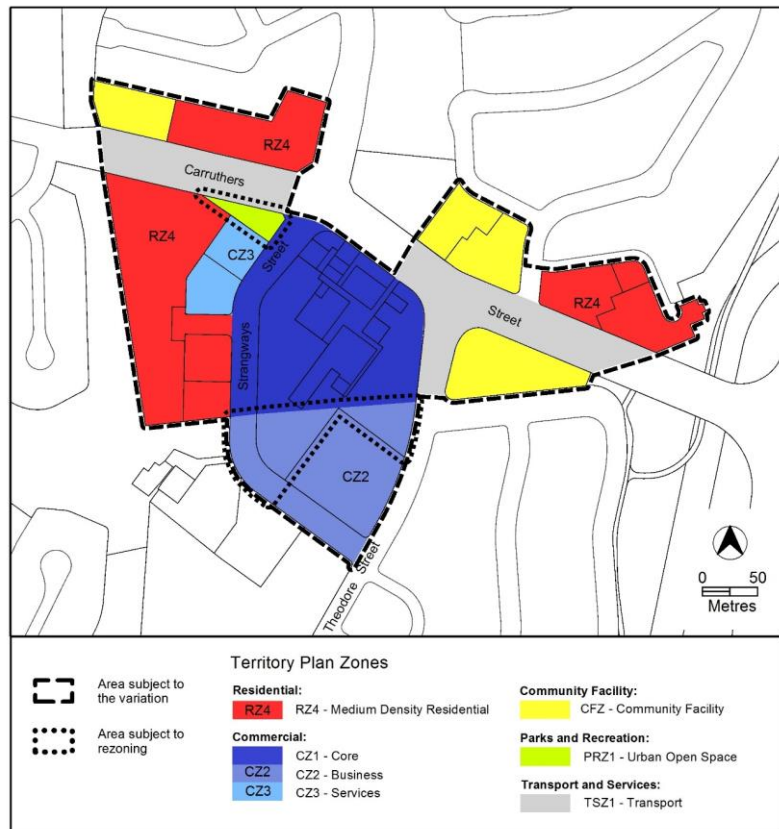


Figure 3 Proposed zone changes

Recommendations

No.	Recommendations
Recommendation 1	The Committee recommends that, subject to the following recommendations, Draft Variation 363: <i>Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code</i> be approved.
Recommendation 2	The Committee recommends that the Directorate expand the proposed <i>desired character</i> statement in the Curtin Precinct Code to include human scale, sunlight to the central courtyard and the provision of attractive and busy public places more generally.
Recommendation 3	The Committee recommends the Directorate consider whether it is necessary to include plot ratio controls for development sites likely to exceed a 100 per cent plot ratio.
Recommendation 4	The Committee recommends that the Directorate change the proposed parking controls currently proposed in Rule 3 to rules and criteria similar to that contained in Rule 4 – Criteria 4 of the Mawson Precinct Code.
Recommendation 5	The Committee recommends that the Directorate consider, as part of the Territory Plan Review, options for protecting sunlight for public spaces that address the times of day and year when sunlight is most valued by the community, and introduces protections that will apply in all group and town centres across Canberra rather than in selective centres.
Recommendation 6	The Committee recommends that the Directorate amend the Draft Variation so as to ensure the central courtyard receives full sunlight between 9:00am and 3:30pm on the spring equinox.
Recommendation 7	The Committee recommends that the Directorate adjust Rule 14 and Figure 3 in the proposed Curtin Precinct Code to leave space for full-sized street trees on Strangways Street in front of both residential and commercial development, while also creating functional commercial space that is able to attract customers.

Government Response to the Standing Committee on Planning and Urban Renewal Report No. 13 – Draft Variation to the Territory Plan No. 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code

Recommendation 1

The Committee recommends that, subject to the following recommendations, Draft Variation 363: *Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code* be approved.

Response

NOTED

While it is agreed that the Draft Variation 363 should be approved, this is noted as it is subject to the following responses to further recommendations.

Recommendation 2

The Committee recommends that the Directorate expand the proposed *desired character* statement in the Curtin Precinct Code to include human scale, sunlight to the central courtyard and the provision of attractive and busy public places more generally.

Response

AGREED

The ‘desired character’ in the proposed Curtin Precinct Code will be expanded to reflect the Curtin Group Centre Master Plan intentions and include references to human scale, sunlight to the central courtyard and attractive and busy public places.

Recommendation 3

The Committee recommends the Directorate consider whether it is necessary to include plot ratio controls for development sites likely to exceed a 100 per cent plot ratio.

Response

AGREED IN PRINCIPLE

The potential size and scale of development in the Curtin Group Centre was carefully considered during the master planning process when determining what would be appropriate for the centre. This included allocating a height limit of between three and six storeys on selected sites in the group centre and introducing specific setbacks to limit the bulk and scale of developments on these sites.

DV363 proposes to add these requirements to the Curtin Precinct Code so that future redevelopment proposals must comply with them.

In addition to the Curtin Precinct Code provisions, the relevant provisions in the Commercial Zones Development Code will apply to any development proposal in the commercial centre. This means that the plot ratio provision at Rule 46 of the Commercial Zones Development Code will apply to developments in the Curtin group centre. Where Rule 46 is not met, development is assessed against its corresponding Criteria 46. This criterion requires development to be assessed against the desired character of the proposed Curtin Precinct Code, the scale and function of the proposed use and any detrimental impacts including overshadowing and excessive scale. These codes are considered adequate to guide future development at the centre so that developments are compatible with the character of the centre. Therefore, it is considered that plot ratio and the size and scale of development are sufficiently covered by the changes proposed with DV363 and the current Commercial Zones Development Code.

Recommendation 4

The Committee recommends that the Directorate change the proposed parking controls currently proposed in Rule 3 to rules and criteria similar to that contained in Rule 4 – Criteria 4 of the Mawson Precinct Code.

Response

NOT AGREED

Rule and Criterion 4 of the Mawson Precinct Code permits redevelopment of surface car parking only if the original number of car parking spaces are maintained plus any additional spaces required as a result of any new development. Curtin Group Centre Master Plan recommends the retention of all existing surface car parking within the Commercial CZ1 Core zone with no redevelopment in the short and medium term. Concern was raised during the master planning consultation process that existing surface car parking could be lost to redevelopment. The community places importance on surface car parking at the Curtin group centre, which provides increased accessibility to the centre, especially for the elderly. Thus, the retention of all existing surface car parking was recognised as a key recommendation in the master plan. Rule 3 proposed in the Curtin precinct code implements this key recommendation and prevents the existing surface car parking areas that were identified in the master plan from any future redevelopment.

Recommendation 5

The Committee recommends that the Directorate consider, as part of the Territory Plan Review, options for protecting sunlight for public spaces that address the times of day and year when sunlight is most valued by the community, and introduces protections that will apply in all group and town centres across Canberra rather than in selective centres.

Response

AGREED IN PRINCIPLE

Access to sunlight in public places and residential areas in Canberra is considered extremely important, especially during the winter months when the days are much shorter. The winter solstice is day commonly used to assess access to sunlight as it is the day with the shortest period of daylight and longest night of the year, when the sun is at its lowest elevation in the sky. At the winter solstice shadows cast are at their longest and create the greatest impact on solar access. This is a common methodology applied in planning and design practice.

Changes to provisions for group and town centres are generally implemented as a part of area specific planning investigations because the places and spaces that a community value and times of use may differ across the centres and through time as communities change. It is, therefore, considered that tailored site-specific solutions provide the best outcomes. Within the work being undertaken for the ACT Planning System Review and Reform Project, development controls such as this will be considered.

Recommendation 6

The Committee recommends that the Directorate amend the Draft Variation so as to ensure the central courtyard receives full sunlight between 9:00am and 3:30pm on the spring equinox.

Response

AGREED IN PART

As noted under recommendation 5 above, the winter solstice rather than the spring equinox is considered the most appropriate time of the year to measure solar access due to the shorter daytime and longer shadows cast. Conversely, the equinox is the day that has an equal amount of daylight and darkness and occurs both in spring and autumn. It is also recognised that the effective amount of shade cast on a spring or autumn equinox is difficult to determine given deciduous vegetation which may cause partial shade. It is agreed that it is appropriate to amend Rule 10 of the Curtin Precinct Code which protects solar access in the central courtyard and to increase the hours mentioned from 9:00am and 2:30pm to 9:00am and 3:30pm in recognition of times of greatest community use, but that the winter solstice remains the time of the year when solar access is considered.

Recommendation 7

The Committee recommends that the Directorate adjust Rule 14 and Figure 3 in the proposed Curtin Precinct Code to leave space for full-sized street trees on Strangways Street in front of both residential and commercial development, while also creating functional commercial space that is able to attract customers.

Response

NOTED

Work undertaken during the Curtin Group Centre master planning process demonstrated that a zero and 3 metre building setback for development along Strangways Street will provide sufficient space for tree planting. As such, building setbacks of zero and 3 metres respectively for commercial and residential developments facing Strangways Street were recommended in the master plan and are being implemented through the draft variation. Strangways Street has a verge of approximately 6 metres in width; between the property boundary and the road. This space is considered adequate for public infrastructure and planting, such as full-sized street trees and public footpaths at the time of redevelopment. For these reasons, no change is proposed to Rule 14 and Figure 3 of the proposed Curtin precinct code which identify the required setbacks from the property boundary.

DRAFT VARIATION No. 363 – CURTIN GROUP CENTRE AND
ADJACENT RESIDENTIAL AREAS: ZONE CHANGES AND
AMENDMENTS TO THE CURTIN PRECINCT MAP AND CODE

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

JULY 2020

REPORT 13

THE COMMITTEE

COMMITTEE MEMBERSHIP

Ms Caroline Le Couteur MLA

Chair

Ms Suzanne Orr MLA (until 23 August 2019)

Deputy Chair (until 23 August 2019)

Mr Mark Parton MLA

Deputy Chair (from 28 August 2019)

Mr Michael Pettersson MLA

(from 24 August 2019)

SECRETARIAT

Ms Annemieke Jongasma

Secretary

Mr Danton Leary

Committee Support

Ms Lydia Chung

Administrative Officer

CONTACT INFORMATION

Telephone 02 6205 1253

Post GPO Box 1020, CANBERRA ACT 2601

Email committees@parliament.act.gov.au

Website www.parliament.act.gov.au

RESOLUTION OF APPOINTMENT

On 13 December 2016 the Legislative Assembly for the ACT, when it created Standing Committees for the Ninth Assembly, resolved at Part 1(f) of the Resolution that there would be a:

Standing Committee on Planning and Urban Renewal to examine matters relating to planning, land management, the planning process, amendments to the Territory Plan, consultation requirements, design and sustainability outcomes including energy performance and policy matters to support a range of housing options.¹

On the same day, the Legislative Assembly also resolved at Part 3 of the Resolution that:

If the Assembly is not sitting when the Standing Committee on Planning and Urban Renewal has completed consideration of a report on draft plan variations referred pursuant to section 73 of the Planning and Development Act 2007 or draft plans of management referred pursuant to section 326 of the Planning and Development Act 2007 the Committee may send its report to the Speaker, or, in the absence of the Speaker, to the Deputy Speaker, who is authorised to give directions for its printing, publication and circulation.²

TERMS OF REFERENCE

In relation to a draft plan variation to the Territory Plan, section 73 (2) of the Planning and Development Act 2007 states:

The Minister may, not later than 20 working days after the day the Minister receives the draft plan variation, refer the draft plan variation documents to an appropriate Committee of the Legislative Assembly together with a request that the Committee report on the draft plan variation to the Legislative Assembly.

The Minister for Planning, Mr Mick Gentleman MLA, referred *Draft variation 363 – Curtin group centre and adjacent residential areas: zone changes and amendments to the Curtin precinct map and code* to the Standing Committee on Planning and Urban Renewal on 5 March 2020.

¹ Legislative for the ACT, *Debates*, 13 December 2016, *Proof Transcript of Evidence*, 10 March 2017, p.,40.

² Legislative for the ACT, *Debates*, 13 December 2016, *Proof Transcript of Evidence*, 10 March 2017, p.,41.

ACRONYMS

ACT	Australian Capital Territory
Cxx	Criteria
CFZ	Community Facilities Zone
CZx	Commercial Zone
DV	Draft Variation to the Territory Plan
EPSDD	Environment, Planning and Sustainable Development Directorate
PRZx	Urban Open Space
Rxx	Rule
RZx	Residential Zone
TSZx	Transport and Services

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RECOMMENDATIONS

RECOMMENDATION 1

- 3.28 The Committee recommends that, subject to the following recommendations, Draft Variation 363: *Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code* be approved.

RECOMMENDATION 2

- 5.13 The Committee recommends that the Directorate expand the proposed *desired character* statement in the Curtin Precinct Code to include human scale, sunlight to the central courtyard and the provision of attractive and busy public places more generally.

RECOMMENDATION 3

- 5.16 The Committee recommends that the Directorate consider whether it is necessary to include plot ratio controls for development sites likely to exceed a 100 per cent plot ratio.

RECOMMENDATION 4

- 5.24 The Committee recommends that the Directorate change the proposed parking controls currently proposed in Rule 3 to rules and criteria similar to that contained in Rule 4 - Criteria 4 of the Mawson Precinct Code.

RECOMMENDATION 5

- 5.37 The Committee recommends that the Directorate consider, as part of the Territory Plan Review, options for protecting sunlight for public spaces that address the times of day and year when sunlight is most valued by the community, and introduces protections that will apply in all group and town centres across Canberra rather than in selective centres.

RECOMMENDATION 6

- 5.38 The Committee recommends that the Directorate amend the Draft Variation so as to ensure the central courtyard receives full sunlight between 9:00am and 3:30pm on the spring equinox.

RECOMMENDATION 7

- 5.45 The Committee recommends that the Directorate adjust Rule 14 and Figure 3 in the proposed Curtin Precinct Code to leave space for full-sized street trees on Strangways Street in front of both residential and commercial development, while also creating functional commercial space that is able to attract customers.

1. INTRODUCTION

CONDUCT OF THE INQUIRY

- 1.1 On 5 March 2020 pursuant to section 73(2) of the *Planning and Development Act 2007* (the Act), the Minister for Planning and Land Management, Mr Mick Gentleman MLA, referred *Draft Variation 363 – Curtin group centre and adjacent residential areas: zone changes and amendments to the Curtin precinct map and code* (the Draft Variation) to the Standing Committee on Planning and Urban Renewal (the Committee) for consideration and report to the Legislative Assembly (the Assembly).
- 1.2 The Committee circulated a media release announcing the inquiry on 23 March 2020. On 25 March 2020 it also directly emailed those who had provided submissions to the public consultation process and others who may be affected by the Draft Variation inviting submissions. The Committee received three submissions. These are listed at Appendix A.
- 1.3 Due to the public health emergency caused by COVID-19, the Committee decided not to hold public hearings in relation to this inquiry. The Committee requested submitters to include all the relevant information they wished to pass onto the Committee in their submission.

ACKNOWLEDGEMENTS

- 1.4 The Committee would like to extend its thanks to those who took the time to make written submissions.

2. PLANNING IN THE AUSTRALIAN CAPITAL TERRITORY

INTRODUCTION

- 2.1 This chapter outlines the planning framework in the Australian Capital Territory (ACT) and briefly outlines the evolution of the Territory Plan from its inception, through a series of reviews and restructures.
- 2.2 The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cth) sets out the overarching legal framework for the planning of, and management of the land in, the ACT.³ It establishes the National Capital Authority, one of the functions of which is to prepare and administer a National Capital Plan.⁴ The objective of the National Capital Plan is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.⁵
- 2.3 The *Australian Capital Territory (Planning and Land Management) Act 1988* also provided for the ACT Legislative Assembly to make laws to establish a Territory planning authority, and to confer on that authority the function of preparing and administering a Territory Plan.⁶ These requirements were incorporated into the *Interim Planning Act 1990* (ACT)⁷ and subsequently, with expanded environmental assessment and heritage provisions, into the *Land (Planning and Environment) Act 1991* (ACT).⁸
- 2.4 In 2008, as part of the reform of the ACT planning system, the *Land (Planning and Environment) Act 1991* was replaced by the *Planning and Development Act 2007* (the Act)⁹, which includes the provision for the Planning and Land Authority,¹⁰ and the Territory Plan.¹¹
- 2.5 The Territory Plan commenced operation on 31 March 2008 and provides the policy framework for the administration of planning in the ACT:

The object of the territory plan is to ensure, in a manner not inconsistent with the national capital plan, the planning and development of the ACT provide the people of

³ Accessible at <https://www.legislation.gov.au/Details/C2016C00482>.

⁴ *Australian Capital Territory (Planning and Land Management) Act 1988*, sections 5 and 6.

⁵ *Australian Capital Territory (Planning and Land Management) Act 1988*, section 9.

⁶ *Australian Capital Territory (Planning and Land Management) Act 1988*, section 25.

⁷ Accessible at <http://www.legislation.act.gov.au/a/1990-59/default.asp>.

⁸ Accessible at <http://www.legislation.act.gov.au/a/1991-100/default.asp>.

⁹ Accessible at <http://www.legislation.act.gov.au/a/2007-24/current/pdf/2007-24.pdf>.

¹⁰ *Planning and Development Act 2007*, section 10.

¹¹ *Planning and Development Act 2007*, section 46.

the ACT with an attractive, safe and efficient environment in which to live, work and have their recreation.¹²

2.6 Under section 50 of the Act, the:

Territory, the Executive, a Minister or a territory authority must not do any act, or approve the doing of an act, that is inconsistent with the territory plan.¹³

2.7 The Act requires the Territory Plan to set out the planning principles and policies for giving effect to its objective in a way that gives effect to sustainability principles, including policies that contribute to achieving a healthy environment in the ACT.¹⁴

2.8 The Territory Plan includes:

- a statement of strategic directions;
- a map;
- objectives and development tables applying to each zone;
- a series of general, development and precinct codes; and
- structure plans and concept plans for the development of future urban areas.

2.9 The Territory Plan graphically represents the applicable land use zones under the following categories:

- Residential;
- Commercial;
- Industrial;
- Community Facility;
- Parks and Recreation;
- Transport and Services; and
- Non-Urban.¹⁵

2.10 Recognising that land use policies may change over time, the Act provides for variations to the Territory Plan, which are prepared by the Planning and Land Authority, currently under the auspices of the Environment, Planning and Sustainable Development Directorate (the Directorate), for stakeholder consultation and comment.¹⁶

¹² *Planning and Development Act 2007*, section 48.

¹³ *Planning and Development Act 2007*, section 50.

¹⁴ *Planning and Development Act 2007*, section 49.

¹⁵ Territory Plan, Accessible at <https://www.legislation.act.gov.au/ni/2008-27/Current>.

¹⁶ *Planning and Development Act 2007*, Part 5.3.

- 2.11 Under the Act, the Minister must refer draft plan variation documents, within 5 working days of the notification of the public availability notice,¹⁷ to an appropriate committee of the ACT Legislative Assembly (the Assembly) for consideration and reporting.¹⁸
- 2.12 The Minister must not take action in relation to the draft plan variation until the committee of the Assembly has reported on it;¹⁹ has decided not to report on it;²⁰ has not informed the minister within 20 working days of the referral as to whether it will prepare a report;²¹ or the committee of the Assembly has not reported on the draft plan variation by the end of the period of six months starting the day after the day on which it was referred to the committee.²²
- 2.13 The Minister must take any recommendation of the committee into account before making his decision in relation to the draft plan variation.²³ If the Minister approves it, the proposed plan variation and associated documents will be presented to the Assembly.²⁴ Unless wholly or partially rejected by the Assembly, on a motion for which notice has been given within five sitting days of the plan variation being presented to the Assembly, the plan variation will commence on the date nominated by the Minister.²⁵

¹⁷ Under section 70 of the *Planning and Development Act 2007*, the planning and land authority must prepare a public availability notice advising that draft variation documents, which have been provided to the minister, are available for public inspection. This notice, which is a notifiable instrument, may be accessed via the ACT Legislation Register website at <http://www.legislation.act.gov.au/>.

¹⁸ *Planning and Development Act 2007*, section 73; The Standing Committee on Planning and Urban Renewal is currently the appropriate committee.

¹⁹ *Planning and Development Act 2007*, section 74.

²⁰ *Planning and Development Act 2007*, section 73A.

²¹ *Planning and Development Act 2007*, section 73.

²² *Planning and Development Act 2007*, section 75.

²³ *Planning and Development Act 2007*, subsection 76(3).

²⁴ *Planning and Development Act 2007*, section 79.

²⁵ *Planning and Development Act 2007*, section 83.

3. THE DRAFT VARIATION

3.1 *Draft Variation to the Territory Plan 363 - Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code* (the Draft Variation) seeks to vary the Territory Plan and current Curtin precinct map and code in line with recommendations made in the Curtin Group Centre Master Plan (2018) (the Master Plan). The Draft Variation proposes the following changes to zones within the Curtin Group Centre and the surrounding medium density residential areas:

- limiting building heights around the Group Centre’s central courtyard to single storey;
- permitting up to five storeys to the south and north west of the central courtyard;
- permitting up to six storeys for the Statesman Hotel site (Block 6 Section 62 Curtin) and part of the adjacent parking areas;
- permitting residential development in the medium density residential zones adjoining the centre up to six storeys;
- rezoning a parcel of unleased land at the south west corner of the Carruthers Street roundabout from residential/commercial zones to urban open space (Block 7 Section 63 Curtin);
- rezoning the southern part of the centre from commercial core zone to commercial business zone; and
- generally prohibiting residential uses within the commercial core area at the ground floor level, to encourage an active streetscape and in public places.²⁶

3.2 The Draft Variation has interim effect.²⁷

3.3 Under Section 72 of the *Planning and Development Act 2007*, the Draft Variation applies during the defined period, starting from the day when the Draft Variation given to the Minister is notified (the notification day). In this case, from 12 March 2020.²⁸ The defined period, and the interim effect of the Draft Variation, ends on the day the earliest of the following occurs:

- I. the day the plan variation, or part of it, commences;

²⁶ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 1.

²⁷ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 6.

²⁸ <https://www.legislation.act.gov.au/ni/2020-149/>

- II. the day the variation is rejected by the Legislative Assembly;
 - III. the day the variation is withdrawn under section 76 (2)(b)(v) or section 84 (5)(b);
 - IV. the period of 18 months after the notification day ends.²⁹
- 3.4 During the defined period the Territory, the Executive, the Minister or a territory authority ‘must not do or approve anything that would be inconsistent with Territory Plan as if it were amended by the draft variation’. In cases where there is inconsistency between the Territory Plan and the draft variation, ‘then the draft variation takes precedence for the extent of the inconsistency’.³⁰

THE SITES

- 3.5 The sites affected by the Draft Variation are the Curtin Group Centre and surrounding medium density residential areas.³¹
- 3.6 The Group Centre is located approximately 3km north of the Woden Town Centre and 300m west of the Yarra Glen and Carruthers Street interchange. The centre is bounded by Carruthers Street to the north, Theodore Street to the east and Strangways Street to the west and south.³²
- 3.7 The Group Centre is predominately single storey commercial developments with awnings surrounding a central courtyard. Buildings at the northwest and southeast corners of the centre are two storeys, with the southwest and northeast sections dominated by surface car parking.³³
- 3.8 To the east of the Group Centre are detached single dwellings, to the northeast and south are multi-unit developments, whilst to the northeast and south there are community facilities and urban open spaces.³⁴
- 3.9 The following Territory map zones currently apply to the Draft Variation:

²⁹ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 6.

³⁰ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 6.

³¹ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 2.

³² *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 2.

³³ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 2.

³⁴ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, p. 2.

- Commercial Core – CZ1 Core
- Commercial Business – CZ2 Business
- Commercial Services – CZ3 Services
- Medium Density Residential Land – RZ4 Medium Density Residential
- Community Facilities Zone – CFZ Community Facilities
- Transport and Services – TSZ1 Transport.³⁵

3.10 In addition to general codes which may apply, the following codes currently apply to the Group Centre under the Territory Plan:

- Commercial Zone development code;
- Residential Zones development code; and
- the Curtin precinct map and code.³⁶

CHANGES TO THE TERRITORY PLAN

3.11 Land in the ACT is divided into sections and blocks.

3.12 Planning ‘zones’ are applied to land and the zoning determines what kind of development is allowed on the land.

3.13 As illustrated in Figure 1 and Figure 2, the Draft Variation would make the following changes to the existing Territory Plan Map:

- an area of CZ1 to the south of the centre between the existing CZ1 zone and the CZ2 zone further south will be rezoned CZ2;
- an area of the RZ4 section on the southern side of Carruthers Street and an area of the adjoining CZ3 area on Carruthers Street will be rezoned PRZ1 – Urban Open Space.³⁷

³⁵ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, p. 4.*

³⁶ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, p. 4.*

³⁷ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, pp. 4, 7.*

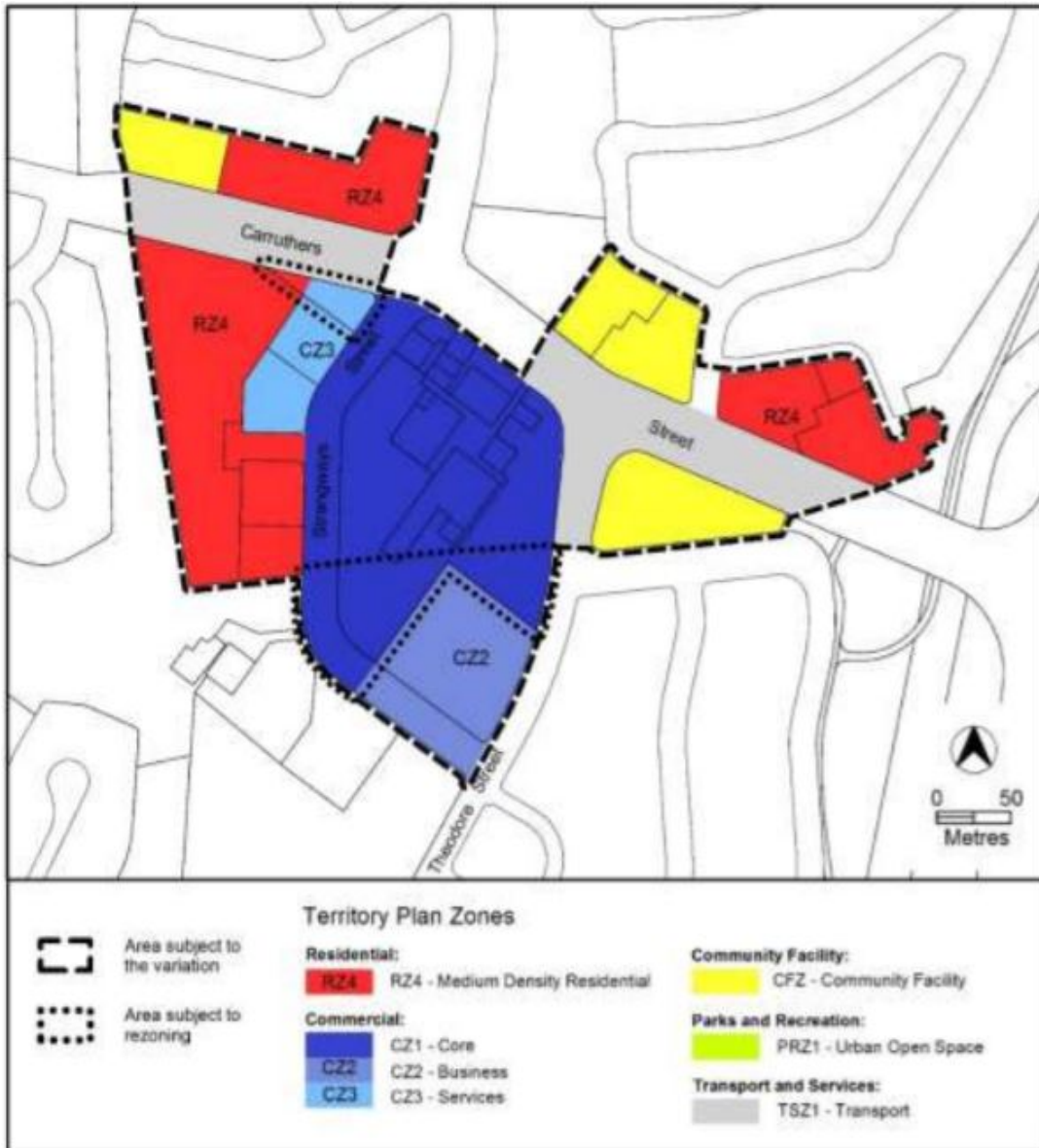


Figure 1 - Current Territory Plan Map³⁸

³⁸ Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, p. 4.

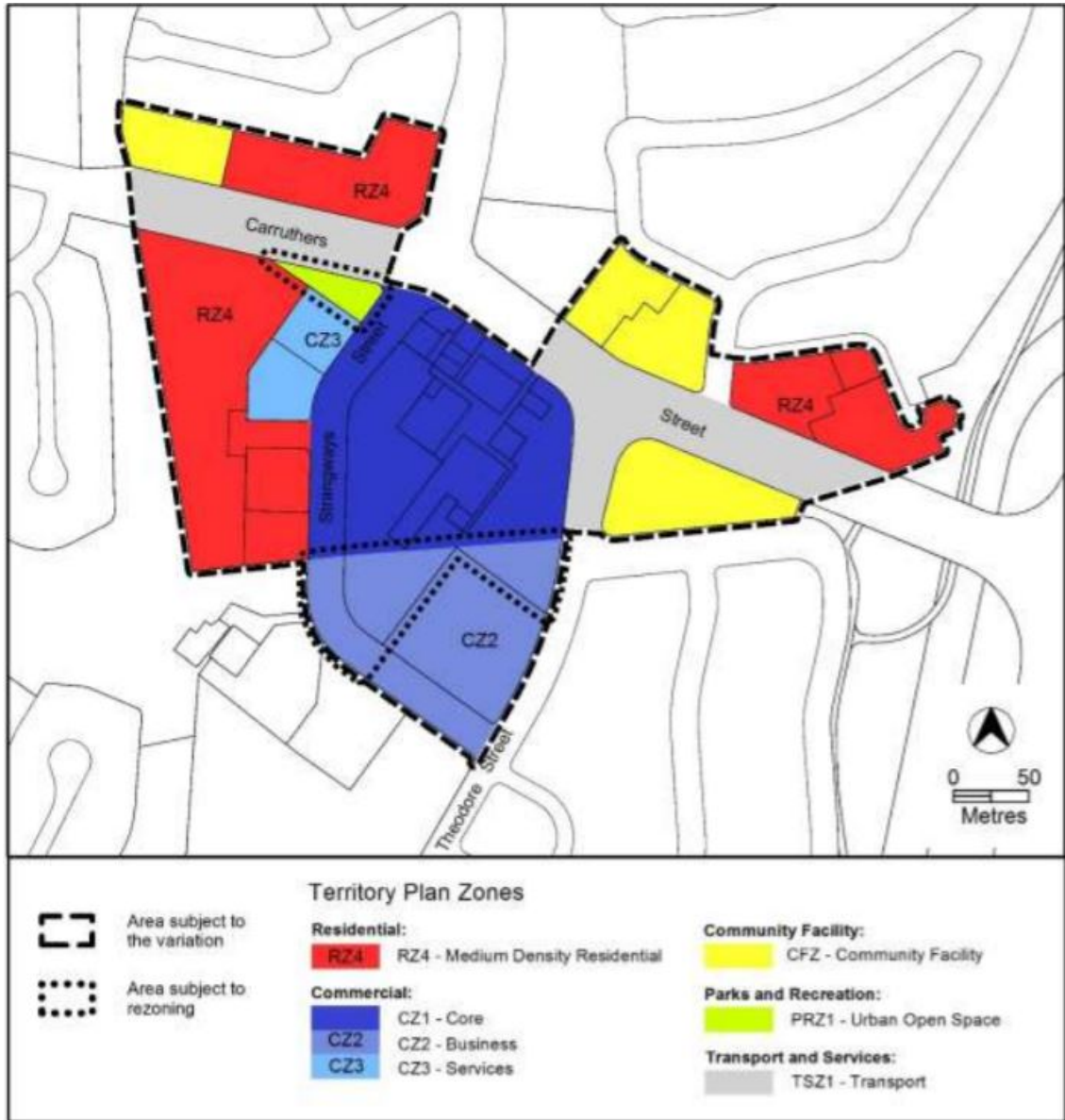


Figure 2 - Proposed Territory Plan Map³⁹

³⁹ Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, p. 7.

AMENDMENTS TO THE CURTIN PRECINCT MAP

3.14 Precinct maps identify areas where there are additional planning controls.

3.15 As illustrated in Figure 3 and Figure 4, the Draft Variation would make the following changes to the existing Curtin Precinct Map:

- the addition of RC2 (rules and criteria) zones to the east and west of the centre to control residential developments;
- the removal of the MT1 and MT2 (merit track) zones currently dividing section 62 and their consolidation with blocks 1 and 2 section 63 as an RC1 area;
- The removal of block 7 section 63 at the northwest corner of the existing RC1 area from the RC1 area.⁴⁰

⁴⁰ Territory Plan, Curtin Precinct Map and Code, p. 1; *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, Attachment A, p. 1.

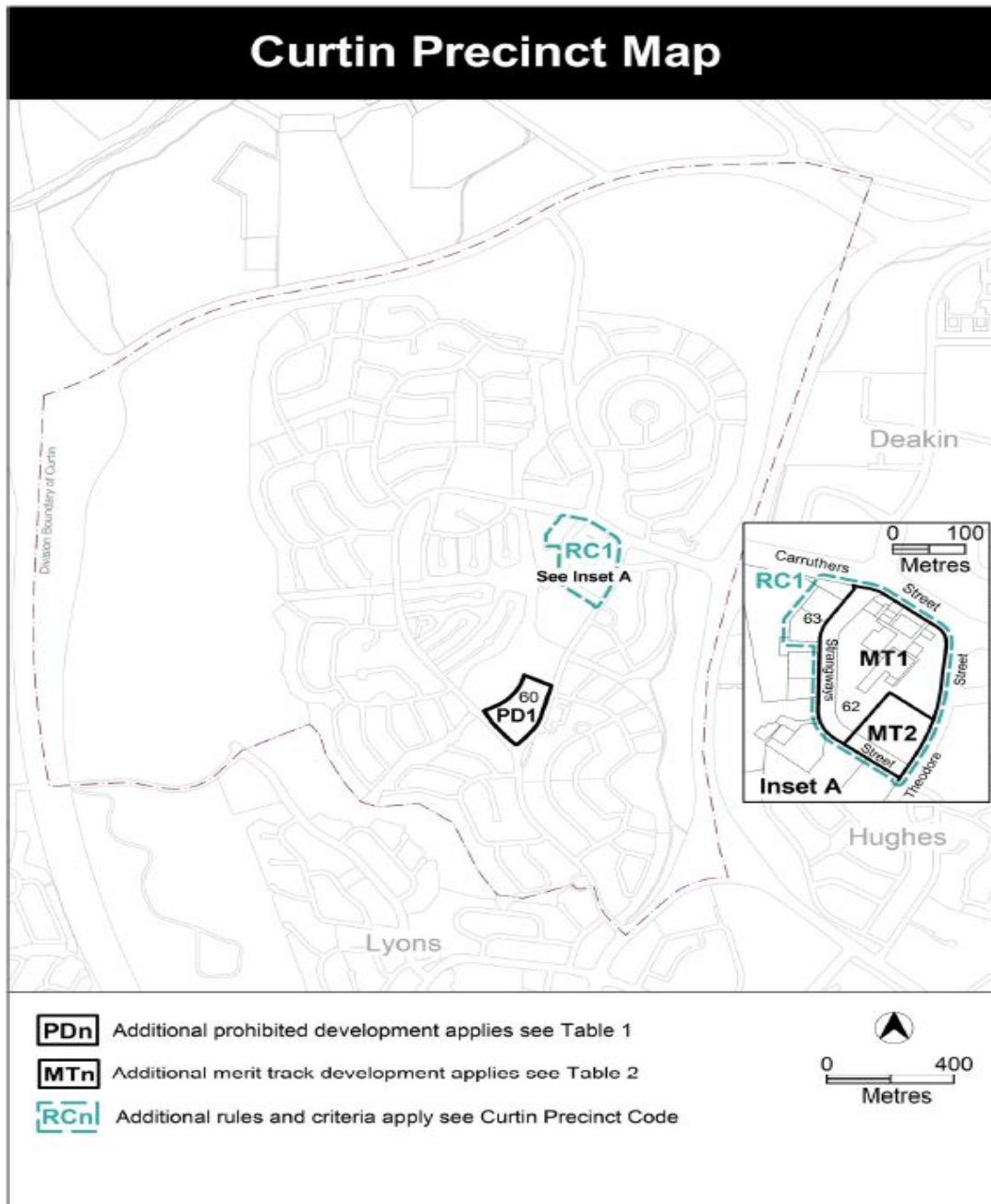


Figure 3 - Current Curtin Precinct Map⁴¹

⁴¹ Territory Plan, Curtin Precinct Map and Code, p. 1

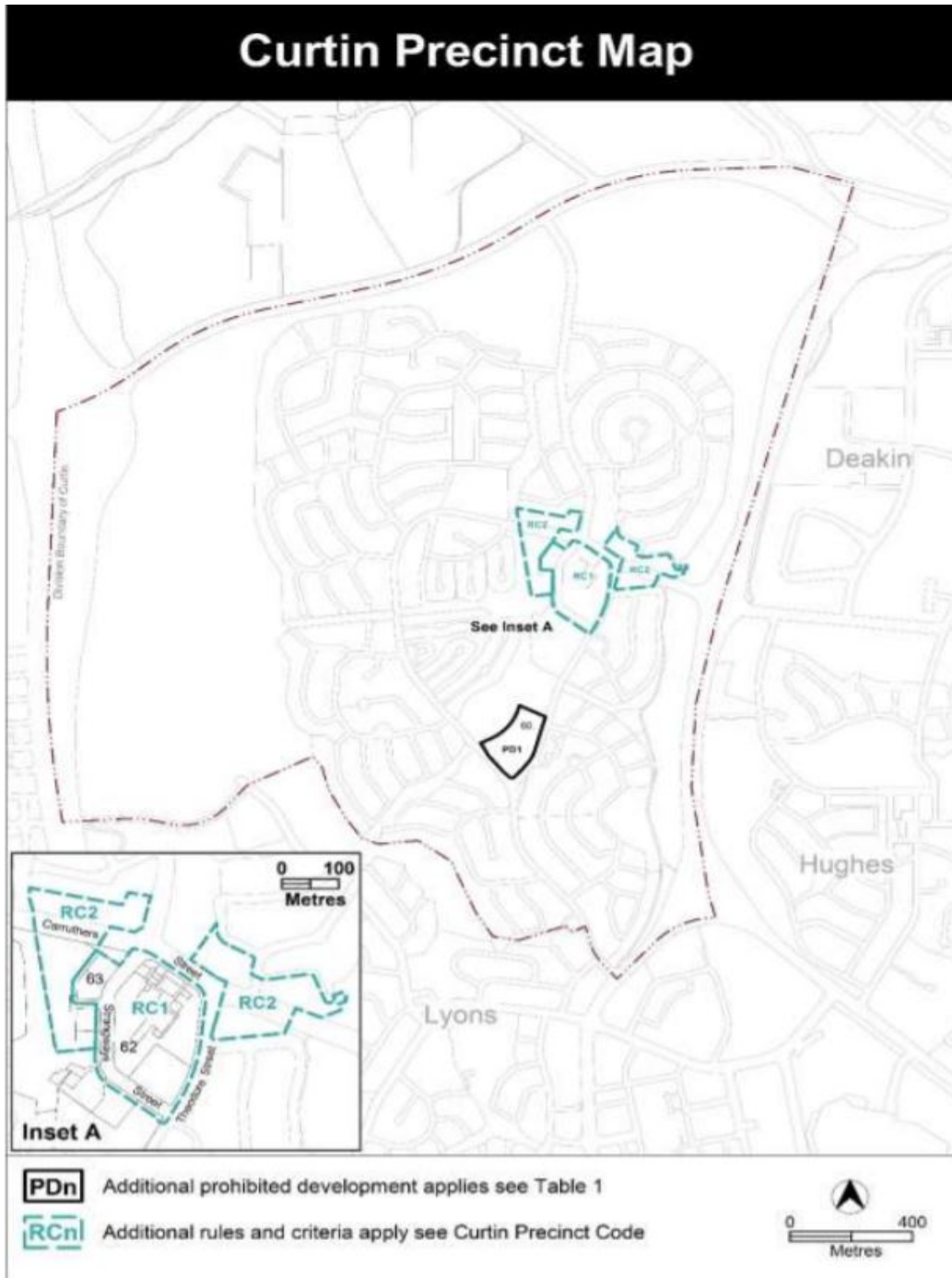


Figure 4 - Proposed Curtin Precinct Map⁴²

⁴² Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, Attachment A, p. 1.

AMENDMENTS TO THE CURTIN PRECINCT CODE

- 3.16 As outlined in the Territory Plan, Precinct Codes provide additional planning, design and environmental controls for individual blocks and may contain references to provisions in other codes.
- 3.17 Precinct codes contain additional rules and/or criteria for particular blocks or parcels identified on the precinct map, to be read in conjunction with the relevant development code. Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls whereas criteria are chiefly qualitative in nature.
- 3.18 The Draft Variation would make changes to the existing Curtin Precinct Code, including:
- Prohibiting development on the existing surface carparking in the centre (R3);
 - Providing for environmental protections from noise and contamination for nominated areas (R5 and R6);
 - Identifying maximum building heights, setbacks and active frontages for sites in the group centre (R7, R8, R9, R14, R15, R21 and R22), including providing for solar access into the central courtyard (R10, R12 and R13);
 - Providing for pedestrian access through the main areas of the centre (R20) and the provision of awnings for buildings fronting primary active frontage areas (R27); and
 - The addition of building height, setback and access controls for new RC2 areas to the east, west and northwest of the centre (r29, R30 and R31).⁴³

CONSULTATION BY THE ENVIRONMENT, PLANNING AND SUSTAINABLE DEVELOPMENT DIRECTORATE

- 3.19 The Directorate released the Draft Variation for public comment on 7 June 2019. The closing date for comments was 21 August 2019. The Directorate received a total of 19 written submissions, including two late submissions.
- 3.20 Key issues of concern raised in the public submissions included:

⁴³ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, Attachment B and Attachment C.*

- Changes to the proposed statement of desired character to include references like ‘an active and inclusive meeting place,’ ‘a human scale urban village’ and ‘a sunlit central courtyard’;
- Reduction of building heights to maintain views from the group centre to Red Hill;
- Additional solar access protection for the central courtyard to prevent overshadowing;
- Increase to building setbacks along Strangways Street and Theodore Street; and
- Additional tree protection in the group centre.⁴⁴

3.21 In response to public comments, changes were made to the exhibited version of the Draft Variation. These included:

- Excluding the whole of block 19 section 62 Curtin from area ‘a’ in Figure 2 of the proposed precinct map and code;
- Including references to ‘the desired character’ in criterion C9 b);
- Removing the reference to ‘future’ from criterion C9 d) i);
- Changing the reference from ‘building facing’ to ‘building directly fronting’ in rule R13;
- Clarifying wording in rule R14 to better reflect setback requirements;
- Amending rule R20 and Figure 4 (of the proposed precinct map and code) to refer to pedestrian areas as ‘pedestrian priority areas’ instead of ‘pedestrian only areas’;
- Excluding block 20 section 62 Curtin from the ‘pedestrian priority area’ in Figure 4 of the proposed precinct map and code; and
- Adding a mandatory rule R7 for a maximum building height of two storeys (maximum 9 metres) to the commercial CZ1 core zone, other than where alternative building heights are identified in the precinct code.⁴⁵

⁴⁴ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, Attachment A, p. 5.*

⁴⁵ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, Attachment A, pp. 5-6.*

COMMENTS ON CONSULTATION

- 3.22 The Committee notes that given the large amount of planning reports, codes, plans and strategies, it is difficult for individuals and community organisations to participate meaningfully in public consultation.
- 3.23 In their submission the Curtin Residents' Association (Curtin RA) contrasted the 'long drawn and wide consultation' for the drafting of the Master Plan with the processes that followed, including '[f]ailures in the community consultation process, resulting in Plans and Codes that omit aspects that are generally consistent with development, although not necessarily with the desires of a small number of particular developers'.
- 3.24 The Curtin RA further noted the '[l]oss of transparency in the process of consultation, plan drafting, and development assessment and conditional acceptance'.⁴⁶

UNDERSTANDING THE DRAFT VARIATION

- 3.25 The Territory Plan is a complex document. Draft Variations to the Territory Plan can reflect this complexity and it can be difficult for lay persons to understand exactly what the existing rules are and how they will be changed by a Draft Variation.
- 3.26 The Committee notes that extensive sourcing and cross matching or relevant documentation is required to ascertain what has been amended in the Territory Plan or what is being referenced within the Draft Variation. This is beyond the capacity of many in the community, particularly with changes to map references; inconsistent terminology and a lack of explanatory notes.
- 3.27 Canberra Town Planning pointed to the need to ensure that precinct codes are easily understood: 'A precinct code that is too complex, or imposes restrictions that are too onerous, will not make Curtin an attractive place to do business'.⁴⁷ They further pointed to the specific issue of solar access where regulations could be simplified to achieve desired results:

There are several rules and criteria that seem to be seeking to protect solar access to the courtyard. It would be better if a single metric could be identified that would achieve this outcome and not be so complex.⁴⁸

⁴⁶ Submission 1, Curtin Residents' Association, p. [1].

⁴⁷ Submission 3, Canberra Town Planning, p. 2.

⁴⁸ Submission 3, Canberra Town Planning, p. 2.

Recommendation 1

- 3.28** The Committee recommends that, subject to the following recommendations, **Draft Variation 363: *Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*** be approved.

4. CURTIN GROUP CENTRE MASTER PLAN

- 4.1 Master plans are a key element in the government's implementation of the 2012 Planning Strategy.⁴⁹ Through master plans, the government seeks to 'manage and deliver responsible, integrated growth in appropriate locations'.⁵⁰
- 4.2 A master plan is a non-statutory document that 'sets out how a particular area can (as opposed to will) develop and redevelop into the future'. A master plan provides 'a high level plan intended to set out objectives and strategies to manage development and change over time' and 'defines what is important about a place and how its character and quality can be conserved, improved and enhanced'. A master plans 'is not a detailed design'.⁵¹
- 4.3 Master plans are prepared by the Directorate, which also periodically reviews them 'to ensure their currency'.⁵² Community and industry groups are engaged during the preparation and review processes for master plans to ensure that 'local issues and community values are considered'.⁵³
- 4.4 The implementation of a master plan may involve the following actions:
- Territory Plan variations;
 - Sale of Territory-owned land;
 - Capital works;
 - Realisation of industry opportunities identified within the master plan; and
 - Further community consultation.⁵⁴
- 4.5 Preparation for the Curtin Group Centre Master Plan (the Master Plan) began in April 2015 with the first stage of community engagement and the release of information posters. At this stage of community engagement, the government 'outlined key planning issues and sought feedback on the preliminary challenges and opportunities that exist in the centre'. The second

⁴⁹ ACT Government, *ACT Planning Strategy: Planning for a sustainable city*, July 2012, https://www.planning.act.gov.au/_data/assets/pdf_file/0004/1286680/ACT-Planning-Strategy-2012.pdf, viewed 30 March 2020.

⁵⁰ ACT Government, 'Master Plans', <https://www.planning.act.gov.au/planning-our-city/planning-projects/master-plans>, viewed 30 March 2020.

⁵¹ ACT Government, 'Master Plans', <https://www.planning.act.gov.au/planning-our-city/planning-projects/master-plans>, viewed 30 March 2020.

⁵² ACT Government, 'Master Plans', <https://www.planning.act.gov.au/planning-our-city/planning-projects/master-plans>, viewed 30 March 2020.

⁵³ ACT Government, 'Master Plans', <https://www.planning.act.gov.au/planning-our-city/planning-projects/master-plans>, viewed 30 March 2020.

⁵⁴ ACT Government, 'Master Plans', <https://www.planning.act.gov.au/planning-our-city/planning-projects/master-plans>, viewed 30 March 2020.

stage of community engagement run from November 2015 to February 2016 and ‘sought feedback on the draft master plan’.⁵⁵

- 4.6 Whilst the completion of a master plan usually involves a two-stage community consultation and engagement process, due to the ‘strong community interest in the recommendations of the draft master plan, including new opportunities being identified for the centre and the announcement of light rail from the city centre to Woden’, the Directorate undertook two additional stages of community engagement.⁵⁶
- 4.7 The third stage of community engagement involved the government establishing a community panel ‘to discuss development and redevelopment opportunities at the centre’. The community panel met in July, August and November 2017 with ‘representatives of the community, lessees, traders, developers and government’. At the final meeting of the community engagement panel, revised master plan master plan diagrams were presented for feedback. ‘The community panel generally supported the revisions; however, building heights adjacent to the existing central courtyard were contested’.⁵⁷
- 4.8 The fourth and final stage of community engagement was conducted between April and June 2018 and ‘sought feedback on the revisions to the draft master plan in response to the outcomes of the community panel process’.⁵⁸ The Master Plan was finalised following this stage of community engagement.
- 4.9 According to the ACT Government, the master plan:
- ...provides an overview and background analysis of the study area. It recommends a vision, spatial framework, planning principles and strategies that respond to existing and potential development pressures in the centre. Key strategies and recommendations are based on the background analysis and community engagement feedback received as part of the master plan process.⁵⁹

⁵⁵ ACT Government, *Curtin Group Centre Master Plan*, 2018, p. 11, https://www.planning.act.gov.au/_data/assets/pdf_file/0008/1286387/Curtin-Masterplan-Final-ACCESS.pdf, viewed 30 March 2020.

⁵⁶ ACT Government, *Curtin Group Centre Master Plan*, 2018, p. 11, https://www.planning.act.gov.au/_data/assets/pdf_file/0008/1286387/Curtin-Masterplan-Final-ACCESS.pdf, viewed 30 March 2020.

⁵⁷ ACT Government, *Curtin Group Centre Master Plan*, 2018, p. 11, https://www.planning.act.gov.au/_data/assets/pdf_file/0008/1286387/Curtin-Masterplan-Final-ACCESS.pdf, viewed 30 March 2020.

⁵⁸ ACT Government, *Curtin Group Centre Master Plan*, 2018, p. 11, https://www.planning.act.gov.au/_data/assets/pdf_file/0008/1286387/Curtin-Masterplan-Final-ACCESS.pdf, viewed 30 March 2020.

⁵⁹ ACT Government, *Curtin Group Centre Master Plan*, 2018, p. 11, https://www.planning.act.gov.au/_data/assets/pdf_file/0008/1286387/Curtin-Masterplan-Final-ACCESS.pdf, viewed 30 March 2020.

UNDERSTANDING THE RELATIONSHIP BETWEEN THE DRAFT VARIATION AND THE CURTIN GROUP CENTRE MASTER PLAN

- 4.10 The Committee notes that a number of submissions to both the inquiry and to the Directorate during the public consultation phase raised concerns about parts of the Draft Variation and the proposed changes to the precinct code not complying with the Master Plan.
- 4.11 The Curtin RA, for instance, highlighted issues ‘where the planning process has failed to translate the long drawn and wide consultation and drafting of the Master Plan to the Draft Variation’ and the ‘[f]ailure to translate excellent planning for the public domain at the Master Plan level into the codes of the Territory Plan’.⁶⁰
- 4.12 Specifically, the Curtin Residents’ Association highlighted three major areas where they saw inconsistencies between the intentions of the Master Plan and the detail contained in the proposed Draft Variation:
1. Statement of *Desired Character* in the Draft Variation;
 2. Control of *overshadowing* for development in the Curtin Group Centre in the Draft Variation; and
 3. Set-back on Strangways Street.⁶¹
- 4.13 These matters are discussed in further detail in the following chapter.

⁶⁰ Submission 1, Curtin Residents’ Association, p. [1]. Also: Submission 2, Ian Elsum, p. 2.

⁶¹ Submission 1, Curtin Residents’ Association, p. [1]. Emphasis in original. Also: Submission 2, Ian Elsum, p. 2.

5. KEY ISSUES

DESIRED CHARACTER STATEMENT

- 5.1 Contributors to both the inquiry and the Directorate’s consultation phase noted the importance of including a *desired character* statement within the precinct code, but also highlighted where they believed this statement, as it appeared in the Draft Variation, had fallen short of community expectations.
- 5.2 The *desired character* statement appears in the proposed Curtin Precinct Code as follows:
- A busy community hub that offers a broad range of services and facilities to diverse usergroups in the area
 - Provide sustainable and high-quality housing options to attract residents to the area
 - Be an attractive place to do business for local retailers and other businesses
 - Provide opportunities for evening activities, as well as informal recreation, community and leisure uses
 - Pedestrians and cyclists will be able to access the centre safely and efficiently and be connected to nearby facilities such as schools, aged care accommodation and the future City to Woden light rail on Yarra Glen.⁶²
- 5.3 The Curtin RA submitted:
- The Precinct Code does not contain sufficiently strong description in its key elements of the character that is strongly expressed in the Master Plan, to ensure that it implements the aims of the Master Plan. These elements were strongly expressed in community consultation and subsequent government reports.⁶³
- 5.4 Ian Elsum similarly noted that the ‘statement of *desired character* in the recommended version of the Curtin Precinct Code does not incorporate key elements of very high value to the community’.⁶⁴
- 5.5 The Curtin RA, while acknowledging that the *desired character* statement contained in the proposed Curtin Precinct Code is derived from the Master Plan and the associated community

⁶² *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code, recommended version, March 2020, Attachment B, p. 1.*

⁶³ Submission 1, Curtin Residents’ Association, p. [2].

⁶⁴ Submission 2, Ian Elsum, p. 3. In his submission, Mr Elsum disclosed that he is a member of the Curtin Residents’ Association and supports their submission to this inquiry. See p. 1.

consultation, argued that this is ‘only part of what the plan identifies as the character of the Centre’. What is missing, according to the Curtin RA, ‘is the motivating and guiding urban village character human scale’.⁶⁵

5.6 Citing relevant examples from the Master Plan, the Curtin RA asserted that the ‘key messages here are consistent:

- People/community-centred planning and development
- ‘human scale’ / ‘village feel’
- The very high value of the sun-lit central courtyard
- Support for higher buildings (greater than 2 storeys) away from the immediate vicinity of the core area centred around the internal courtyard.’⁶⁶

5.7 The Curtin RA submitted that the following three elements should be added to the *desired character* statement in the proposed Curtin Precinct Code to better reflect community sentiment:

- Be an active and inclusive meeting place;
- A human scale urban village; and
- It is to provide a sunlight central courtyard.’⁶⁷

5.8 In a similar fashion, Ian Elsum suggested that the following statement also be added to the *desired character* statement in the proposed Curtin Precinct Code:

it is a successful urban village with a sunlit central courtyard both of which contribute to making it an active and inclusive social meeting place for the community.’⁶⁸

COMMITTEE COMMENT

5.9 The Committee supports the inclusion of a *desired character* statement in the proposed Curtin Precinct Code.

⁶⁵ Submission 1, Curtin Residents’ Association, p. [2]. Emphasis in original.

⁶⁶ Submission 1, Curtin Residents’ Association, p. [3].

⁶⁷ Submission 1, Curtin Residents’ Association, p. [4].

⁶⁸ Submission 2, Ian Elsum, p. 3.

- 5.10 In a recent report on development application processes, the Committee noted that there is often a disconnect between development application assessment and design and character elements identified in master plans and other similar planning documents.⁶⁹
- 5.11 That report recommended that ‘the Territory Plan Review rectify the disconnect between the Development Application process, as per the Territory Plan, and key design and character elements that are articulated in master plans, planning refreshes and zone objectives’ (Recommendation 66).⁷⁰ The Committee believes that the inclusion of appropriate *desired character* statements will go part way to resolving the widely-felt disconnect between master plans, and similar documents, and draft variations.
- 5.12 The Committee agrees with submissions that the *desired character* statement should be expanded to better reflect the Curtin Group Centre Master Plan.

Recommendation 2

- 5.13 The Committee recommends that the Directorate expand the proposed *desired character* statement in the Curtin Precinct Code to include human scale, sunlight to the central courtyard and the provision of attractive and busy public places more generally.**

PLOT RATIO

- 5.14 Canberra Town Planning informed the Committee of a potential issue associated with plot ratios in the proposed Curtin Precinct Code:

The Commercial Zones code identifies a maximum plot ratio within group centres of 100%, with criteria-based assessment being available (R46/C46). In the absence of any controls relating to plot ratio in the precinct code, it is likely that this control will need to be addressed by any future development proposal.⁷¹

- 5.15 They further elaborated:

Where the precinct code is providing for opportunities for 6 storey development, this would result in plot ratios much higher than 100% and could result in considerable planning risk to the proponent. This is especially relevant given that the plot ratio of the proposed redevelopment of 44 Curtin Place was one of the reasons given for refusing the original 2016 development application. To reduce risk to future

⁶⁹ Standing Committee on Planning and Urban Renewal, *Inquiry into Engagement with Development Application Processes in the ACT*, Report 12, April 2020, https://www.parliament.act.gov.au/_data/assets/pdf_file/0008/1543994/Report-12-Inquiry-into-Engagement-with-Development-Application-Processes-in-the-ACT.pdf, viewed 19 June 2020, pp. 224-227.

⁷⁰ Standing Committee on Planning and Urban Renewal, *Inquiry into Engagement with Development Application Processes in the ACT*, Report 12, April 2020, https://www.parliament.act.gov.au/_data/assets/pdf_file/0008/1543994/Report-12-Inquiry-into-Engagement-with-Development-Application-Processes-in-the-ACT.pdf, viewed 19 June 2020, p. 227.

⁷¹ Submission 3, Canberra Town Planning, p. 2.

development proposals that are consistent with the intentions of the master plan and precinct code, the precinct code should include a control relating to plot ratios that are consistent with the height controls and intended development outcomes.⁷²

Recommendation 3

5.16 The Committee recommends that the Directorate consider whether it is necessary to include plot ratio controls for development sites likely to exceed a 100 per cent plot ratio.

SURFACE PARKING

5.17 Rule 3 (R3) of the proposed Curtin Precinct Code, relates to the existing surface car parking in the Group Centre. It prohibits development on these areas (as shown in Figure 1 of the proposed Curtin Precinct Code) 'except any associated works to the surface car park'.⁷³

5.18 Canberra Town Planning took issue with the inflexibility of this rule, arguing that:

Rule 3 seems to be at odds with the intention to move towards more sustainable and active transport. Should the car parking not be required in the future, the only way to do anything else with this land would be to first complete a Territory Plan variation. It cannot even be converted to parkland. Given that the current variation has taken several years to complete, this seems to be unnecessarily inflexible.⁷⁴

COMMITTEE COMMENT

5.19 The Committee agrees with the Canberra Town Planning submission that the proposed parking controls (R3) are too restrictive and may impact on future needs such as landscaping, footpaths and encroachments from surrounding commercial development such as entry structures.

5.20 The Committee notes that more flexible controls have been used in previous draft variations it has considered and is of the view that these would not cause the issues resulting from the inflexibility of R3 of the Draft Variation.

5.21 The Committee believes that Rule 4, Criteria 4 of the Mawson Precinct Code offers a superior approach to that of R3 in the proposed Curtin Precinct Code.

5.22 Rule 4 (R4) of the Mawson Precinct Code states:

⁷² Submission 3, Canberra Town Planning, p. 2.

⁷³ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, Attachment B, p. 2.

⁷⁴ Submission 3, Canberra Town Planning, p. 2.

This rule applies to the shaded areas shown on figure 1.

Development complies with all of the following:

- a) the existing number of car parking spaces is retained on the site and made available for public use at all times
- b) provides car parking that is generated by the development on site in accordance with the Parking and Vehicular Access General Code in addition to the spaces required by item a).⁷⁵

5.23 Criteria 4 (C4) of the Mawson Precinct Code states:

Development meets all of the following:

- a) in accordance with the Parking and Vehicular Access General Code, there is enough car parking for the needs of the centre as a whole
- b) the development does not adversely affect the overall function of the centre in terms of economic, social, traffic and parking and urban design impacts.⁷⁶

Recommendation 4

5.24 The Committee recommends that the Directorate change the proposed parking controls currently proposed in Rule 3 to rules and criteria similar to that contained in Rule 4 - Criteria 4 of the Mawson Precinct Code.

SUNLIGHT TO THE CENTRAL COURTYARD

5.25 Contributors to the inquiry, together with public submissions to the Directorate's consultation phase, highlighted the importance of the Group Centre's sunlit central courtyard to the Curtin community.

5.26 The Curtin RA informed the Committee that:

Solar access to the central courtyard, ensuring it is light-filled, is critical to its role as a community space and to the attraction of Curtin as a place for shopping, cafes, meeting and gathering.⁷⁷

5.27 In this context the Curtin RA objected to the proposed height restrictions in the proposed Curtin Precinct Code, which would apply to developments in the south and southwest of the Group Centre, and would allow for heights that are the lesser of 5 storeys and 18 metres. The Curtin RA objected on the grounds that this may impact solar access to the courtyard:

⁷⁵ Territory Plan, Mawson Precinct Map and Code, p. 8.

⁷⁶ Territory Plan, Mawson Precinct Map and Code, p. 8.

⁷⁷ Submission 1, Curtin Residents' Association, p. [5].

Buildings of this height in these locations would contribute to overshadowing of the central courtyard in a period of high use (the latter half of the afternoon in spring, summer and autumn) and be in stark conflict with the low-scale, urban village character of the Group Centre that is highly valued by the community...⁷⁸

5.28 The Curtin RA's primary concern relating to overshadowing of the central courtyard was the Directorate's methodology for assessing solar access. The Curtin RA argued:

...the recommended draft variation is not satisfactory because assessing solar access (overshadowing) of the central courtyard only at "winter solstice between 9:00am and 2:30pm" does not reflect actual use of the courtyard by the community.⁷⁹

5.29 Elaborating on this, the Curtin RA submitted that:

The intent of the controls for solar access for the central courtyard is to enable and promote social activities and community use of this vital public space. Assessing solar access only at winter solstice between 9:00am and 2:30pm does not enable this goal to be achieved.⁸⁰

5.30 In order to reflect actual patterns of use, the Curtin RA recommended that Rule 10 (applying to solar access to the central courtyard) be amended to replace "winter solstice between 9:00am and 2:30pm" with "spring equinox (22 September) between 9:00am and 3:30pm".⁸¹

5.31 Following the public consultation phase, the Directorate responded to this suggestion by noting that:

The specified times between 9:00am and 2:30pm enable an appropriate balance to be achieved to allow for redevelopment to occur, while maintaining a high level of solar access to the central courtyard throughout the year. The reason that solar access is tested at the winter solstice is because it is considered to be the 'worst case' scenario and when sunlight is most desirable through the coolest part of the year.⁸²

5.32 The Curtin RA questioned this assertion on the following grounds:

This is often not true: as the sun moves across the sky on an arc further towards the south as the season changes from winter to summer, places that are not overshadowed through a particular period of the day at the winter solstice will be overshadowed at other times of...other seasons and worst case overshadowing from

⁷⁸ Submission 1, Curtin Residents' Association, p. [5].

⁷⁹ Submission 1, Curtin Residents' Association, p. [5]. Original passage was in bold type.

⁸⁰ Submission 1, Curtin Residents' Association, p. [5].

⁸¹ Submission 1, Curtin Residents' Association, p. [5].

⁸² *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, report on consultation, February 2020, p. 3.

the point of view of peoples' use of a place may well occur at time other than winter solstice.⁸³

- 5.33 The Curtin RA provided the following justification for replacing the winter solstice with the spring equinox as a more appropriate date for assessing overshadowing of the central courtyard:

Community use of the central courtyard – its role as a safe, protected meeting and gathering place – is highest in autumn and spring when it is neither as cold as mid-winter nor as hot as in high summer when the sunlight is too intense.

...

Consequently, the spring equinox is a better date than mid-winter for assessing the effect of overshadowing. Controlling to the spring equinox would also provide sufficient control of overshadowing in winter.⁸⁴

- 5.34 The Curtin RA also provided the following justification for shifting the timeframe for assessing overshadowing from '9:00am to 2:30pm' to '9:00am to 3:30pm':

Limiting the assessment of overshadowing to the morning (after 9am) and early afternoon (up until 2:30pm) ignores the critical role the courtyard plays as a safe and attractive place for children and teen-agers to meet after school and socialise, often while parents and carers are shopping. This contributes to making the period after 3pm one of the busiest times of the day for use of the courtyard. Consequently, a period after 3pm is a critical time for ensuring there is good solar access in the central courtyard.⁸⁵

COMMITTEE COMMENT

- 5.35 The Committee notes that this is at a minimum the third time it has addressed the issue of sunlight to public spaces in a report, with previous consideration in the reports for draft variations relating to Woden Town Centre⁸⁶ and Mawson Group Centre⁸⁷. It is clear that this is a recurring issue that needs to be addressed in the Territory Plan for all centres in Canberra, not just on a case-by-case basis as master plans or Territory Draft Variations are drafted.
- 5.36 The Committee sees merit in the argument made in submissions that in Canberra, the spring and autumn equinoxes may be more relevant times of year for assessing solar access. At the

⁸³ Submission 1, Curtin Residents' Association, p. [6]. Emphasis in original.

⁸⁴ Submission 1, Curtin Residents' Association, pp. [6-7].

⁸⁵ Submission 1, Curtin Residents' Association, p. [7].

⁸⁶ See: <https://www.parliament.act.gov.au/in-committees/standing-committees-current-assembly/standing-committee-on-planning-and-urban-renewal/draft-variation-to-the-territory-plan-no-344-woden-town-centre-zone-changes-and-amendments-to-the-phillip-precinct-map-and-code>

⁸⁷ See: <https://www.parliament.act.gov.au/parliamentary-business/in-committees/committees/standing-committees-current-assembly/standing-committee-on-planning-and-urban-renewal/draft-variation-no-345-mawson-group-centre-zone-changes-and-amendments-to-the-mawson-precinct-map-and-code>

equinoxes, people are out in Canberra's public spaces seeking to enjoy the sun. In mid-winter, the cold weather deters people from spending long periods in the public squares and courtyards in our centres. Changing the season at which sunlight is assessed could in many cases allow more development, while also better protecting sunlight when it is most valued by the community.

Recommendation 5

5.37 The Committee recommends that the Directorate consider, as part of the Territory Plan Review, options for protecting sunlight for public spaces that address the times of day and year when sunlight is most valued by the community, and introduces protections that will apply in all group and town centres across Canberra rather than in selective centres.

Recommendation 6

5.38 The Committee recommends that the Directorate amend the Draft Variation so as to ensure the central courtyard receives full sunlight between 9:00am and 3:30pm on the spring equinox.

STRANGWAYS STREET SETBACKS

5.39 Submissions to both the inquiry and the Directorate's public consultation phase raised issues with the setbacks applied to Strangways Street.

5.40 On this issue, the Curtin RA pointed out that the Curtin Group Centre Master Plan shows 'that a 3 metre setback for buildings is essential to enable planting of large canopy shade trees'.⁸⁸

5.41 However, the Curtin RA indicated in their submission, that the Draft Variation allows for zero setback along Strangways Street for commercial uses (Figure 3 of the draft precinct code).⁸⁹ This, according to the Curtin RA 'is inconsistent with the tree-lined pedestrian way model of Strangways St spelled out in the Master Plan'.⁹⁰ They further noted that:

A reasonable set-back (even three metres) is not inconsistent with commercial use, and would provide for deep rooted trees etc. This is desirable both in terms of the general expressions of the Curtin Group Centre Master Plan and for current policies to promote the enhancement of the urban tree canopy.⁹¹

⁸⁸ Submission 1, Curtin Residents' Association, p. [10].

⁸⁹ *Draft Variation to the Territory Plan 363 Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin precinct map and code*, recommended version, March 2020, Attachment B, p. 9.

⁹⁰ Submission 1, Curtin Residents' Association, p. [10].

⁹¹ Submission 1, Curtin Residents' Association, p. [10].

COMMITTEE COMMENT

- 5.42 The Committee agrees with the Curtin RA that it is highly desirable to leave space for full-sized street trees on Strangways Street in front of both residential and commercial development (see Rule 14 and the area shown as 'C1' in Figure 3 in the draft precinct code). However, it is also of the view that commercial development needs to directly front the footpath to create commercial space that is able to attract customers. A compromise needs to be found that meets both needs.
- 5.43 The Committee is of the view that one option that could be considered is for a 3 metre setback with the requirement that the entire 3 metres is paved so that to customers, the commercial space appears to abut the footpath.
- 5.44 In this context another option the Committee believes could be considered is to reduce the height of development within 3 metres of the block boundary to a maximum of one storey so that the tree canopy has room to grow above the roofline.

Recommendation 7

- 5.45 The Committee recommends that the Directorate adjust Rule 14 and Figure 3 in the proposed Curtin Precinct Code to leave space for full-sized street trees on Strangways Street in front of both residential and commercial development, while also creating functional commercial space that is able to attract customers.**

6. CONCLUSION

6.1 The Committee makes seven recommendations.

6.2 The Committee thanks the organisations and individuals who made submissions to this inquiry.

Ms Caroline Le Couteur MLA

Chair

29 July 2020

APPENDIX A – SUBMISSIONS

Submission Number	Submitter	Received
1	Curtin Residents' Association	4 May 2020
2	Ian Elsum	4 May 2020
3	Canberra Town Planning	4 May 2020



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007

REPORT ON CONSULTATION

Draft Variation
to the Territory Plan 363

Curtin group centre and adjacent
residential areas:
Zone changes and amendments to
the Curtin precinct map and code

February 2020

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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 the Transport Canberra and City Services Directorate (TCCS) as land custodian, and responds to the issues raised.

2. COMMENTS FROM THE PUBLIC

2.1 Details

Draft variation 363 (DV363) was released for public comment on 7 June 2019. The closing date for comments was 21 August 2019. DV363 that was released for public comment is at **Appendix 1**.

A total of 19 written submissions were received including two late submissions. Six submissions supported various parts of the draft variation. These included support for:

- rezoning
- inclusion of a statement of desired character for the group centre
- site specific planning controls to protect the central courtyard including controls in building heights, active frontage and a 5 metre high solar fence
- site specific planning controls for the Statesman Hotel
- tree protection

The following provides a summary of the key issues raised in the public submissions:

- changes to the proposed statement of desired character to include references like 'an active and inclusive meeting place', 'a human scale urban village' and 'a sunlit central courtyard' – 14 submissions
- reduction of building heights to maintain views from the group centre to Red Hill – 8 submissions
- additional solar access protection for the central courtyard to prevent overshadowing – 11 submissions
- increase to building setbacks along Strangways Street and Theodore Street – 7 submissions
- additional tree protection in the group centre – 3 submissions

The comments from the NCA are dealt with separately under section 3.2 of this report. Comments from the Conservator of Flora and Fauna, EPA, ACT Heritage Council and the land custodian - TCCS were received and assessed prior to release of DV363 are addressed in sections 3.3 - 3.6 respectively of this report.

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

2.2 Issues and responses

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

2.2.1 Changes to the proposed statement of desired character

Two submissions considered the proposed statement of desired character was significant to the group centre because it could be the determining factor for development applications that do not meet rules/criteria in the proposed Curtin Precinct Code (the precinct code). Twelve submissions expressed concerns that the proposed statement of desired character did not reflect the role of the group centre and should be amended to include references like 'an active and inclusive meeting place', 'a human scale urban village' and 'a sunlit central courtyard'.

Response

The proposed statement of desired character is consistent with the character statement provided in the Curtin Group Centre Master Plan 2018 (the Master Plan), refer to page 49. The Master Plan underwent extensive community engagement from 2016 to 2018. In the draft variation, the proposed statement of desired character is referred to in criterion C9 of the Code, which also includes a requirement that buildings reflect the local character of the group centre. In addition, mandatory rule R10 protects the solar access to the central courtyard from overshadowing and provides more certainty about the desired outcome in relation to solar access. On this basis no changes to the statement of desired character are proposed.

2.2.2 Reduction of building heights to maintain views from the group centre to Red Hill

Eight submissions raised concerns regarding the proposed building height of 6 storeys to the residential areas along Allan Street and Theodore Street on the eastern side of the group centre. The proposed building height was considered to impact views from the group centre to Red Hill. Some suggested a lower building height from 3 to 4 storeys for these residential areas along Allan Street and Theodore Street. As these residential areas slope deeply to the east from Allan Street and Theodore Street, it would allow higher building height towards Yarra Glen.

Response

This draft variation implements the recommendations of the Curtin Group Centre Master Plan 2018. The master plan underwent extensive community engagement, including for building heights. Views from the group centre to Red Hill were considered as part of the master planning process, when determining building heights. It is not proposed to adjust the building heights along Allan Street and Theodore Street.

To protect the group centre from overdevelopment and further clarify building heights, a new mandatory rule R7 for a maximum of two storeys (up to 9 metres)

is introduced for the commercial CZ1 core zone in the group centre other than areas that have alternative building heights identified in the precinct code in Figure 2, rules R8 and R9 and criterion C9.

2.2.3 Additional solar access protection for the central courtyard to prevent overshadowing

Eleven submissions received raised concerns about solar access and potential overshadowing to the central courtyard. There were questions about the time, day and season to measure solar access and overshadowing to the central courtyard. It was suggested to replace winter solstice to spring/autumn equinox and extend the time of the day from 9:00am – 2:30pm to 9:00am – 3:30pm. Some submissions suggested a standard rule for solar access that applies to all group centres and town centres.

Response

The mandatory rules from R10 to R13 in the precinct code provide the guidance for building setbacks and solar access control. The specified times between 9:00am and 2:30pm enable an appropriate balance to be achieved to allow for redevelopment to occur, while maintaining a high level of solar access to the central courtyard throughout the year. The reason that solar access is tested at the winter solstice is because it is considered to be the 'worse case' scenario and when sunlight is most desirable through the coolest part of the year. A standard rule about solar access for all group and town centres is outside the scope of this draft variation.

2.2.4 Increase to building setbacks along Strangways Street and Theodore Street

Seven submissions raised concerns about the proposed setbacks for blocks along Strangways Street and Theodore Street as it was believed it could result in inadequate space for pedestrian, cyclist and tree planting.

In particular, concerns were raised about the proposed zero setback at ground floor for commercial uses along Strangways Street for the Statesman Hotel. It was considered inconsistent with the proposed statement of desired character and would not leave sufficient space for pedestrian, cyclist and tree planting. A 3 metre setback for blocks along Strangways Street was suggested.

Response

Building setbacks were recommended in the Master Plan and are being implemented through this draft variation. Space for public infrastructure, such as street trees and public footpaths would be located within the road reserve, also known as the verge/nature strip, in the public domain upon redevelopment. The building setbacks are required from the block boundary within the leased block to manage bulk and scale of development and provide opportunity for extra landscaping in addition to the street trees and public footpaths on the verge in the public domain.

Strangways Street has a verge of approximately 6 metres in width. This space is considered sufficient for tree planting and a footpath. A zero metre setback is only permitted for commercial uses that are consistent with commercial street

character. Where residential uses are permitted at the ground floor level, planning controls provide an appropriate setback to allow a physical separation and privacy for future residents.

2.2.5 Additional tree protection in the group centre

Three submissions sought further protection of trees in the group centre. In particular, concerns were raised for existing trees within the existing surface car parking area, along Theodore Street adjacent to Block 6 Section 62 Curtin.

Response

Rule R3 of the precinct code requires that existing surface car parking is retained as illustrated in Figure 1 and that no other development is permitted. In addition, the Commercial Zones Development Code provides sufficient planning controls for development in group centres including landscaping.

2.2.6 Detailed comments about various parts of the precinct code

A range of further concerns were raised in some submissions. The majority of issues relate to specific planning provisions in the precinct code. These concerns are listed and responses provided in Table 1 below.

Table 1

Matters raised	Response
One submission supported building heights of 2 and 3 storeys and considered that any building heights exceeding 2 and 3 storeys would be totally out of place in this group centre.	Noted. This draft variation is to implement the recommendations of the Curtin Group Centre Master Plan, 2018. The master plan underwent extensive community engagement, including for the proposed building heights in the group centre.
Figure 2 Building heights showed that part of Block 19 Section 62 Curtin is in area 'a'.	Agreed. The whole of Block 19 Section 62 Curtin should be excluded from area 'a'. Figure 2 has been amended accordingly.
While respecting strategic direction 1.9 of the Territory Plan, the variation should seek to facilitate high amenity urban infill.	Noted. The increased height and density proposed in this draft variation is aimed at facilitating high quality urban infill. Where residential uses are permitted at the ground floor level, planning controls provide an appropriate setback to allow a physical separation and privacy for future residents.

Matters raised	Response
<p>The proposed one storey building height in the group centre will limit the business/redevelopment potential and contradicts the 3rd point of the desired character. Specifically rule R7 (now R8) of the precinct code limiting area 'a' to one storey (5 metres) is too onerous and seems to have missed an opportunity to meet the intention of strategic direction 1.9 of the Territory Plan.</p>	<p>Noted. The one storey building height limit is introduced to protect the central courtyard which is recognised as a valued meeting and recreation space within the group centre. Higher building heights in surrounding areas are provided and considered sufficient to attract businesses and promote redevelopment in the group centre.</p>
<p>Question on why existing surface car parking is shaded in grey colour in Figure 1 as it does not seem to relate to Area C in Figure 3.</p>	<p>Noted. Figure 1 only includes Area A and B. The shaded area in Figure 1 is to show existing surface car parking and relates to rule R3 in the precinct code. Area C only relates to Figure 3.</p>
<p>Rule R3 seems overly prescriptive and would prevent redevelopment on the existing surface car parking.</p>	<p>Noted. Rule R3 is to implement one of the recommendations from the Master Plan and is to protect existing surface car parking from any future development.</p>
<p>Rule R8 (now R9) should also exclude solar panels, aerials, flues and lift overruns etc.</p>	<p>Noted. These items are generally exempt developments in accordance with the <i>Planning and Development Regulation 2008</i>.</p>
<p>Criterion C8 b (now C9 b) should include a reference to the desired character.</p>	<p>Agreed. This provision has been changed to include 'the desired character'.</p>
<p>Suggest criterion C8 b (now C9 b) should be a predominant controlling factor rather than a secondary controlling factor and should override any development with a building height of 5 storeys, 18 metres in this area.</p>	<p>Noted. All factors should be equally considered when assessing a development application. Building height is a separate issue to building design and character, with both being required to be complied with.</p>
<p>Suggest removal of 'future' from criterion C8 d i) (now C9 d i) for better clarity.</p>	<p>Agreed. The word 'future' has been removed from this criterion.</p>

Matters raised	Response
Question over whether rule R9 (now R10) overrides rule R7 (now R8).	Noted. The two rules are consistent and do not warrant an amendment. For clarity, R8 (previously R7) outlines that development in area 'a' be limited to one storey and 5 metres. R10 (previously R9) reinforces this outcome, but describes the specific purpose of allowing natural sunlight to the central courtyard.
Suggest rule R11 (now R12) of a minimum 3 metre setback above the first floor applies to any new development in the group centre, specifically to Blocks 7 and 25 Section 62 Curtin.	Noted. The rule is recommended by the Master Plan to provide an appropriate bulk and scale for block 25 section 62 Curtin in the case that the existing Coles building on the site is redeveloped.
Suggestion to change 'building facing' to 'building directly fronting' in rule R12 (now R13) for clarity.	Agreed. This change has been made to R13.
Suggest a change to the wording of rule R13 a) i) (now R14 a) i)) to clarify setback requirements for Area C1 along Theodore Street	Agreed. This change has been made to R14 a) i).
Figure 4 with the reference of 'pedestrian-only area' permanently cover the areas of primary and secondary active frontages and could limit opportunity for redevelopment.	Agreed. Reference to pedestrian area in Figure 4 is amended to 'pedestrian priority area'.
Rule R20 (now R21) under 2.8 Active frontages of the precinct code is without a criterion and suggest a criterion to be introduced for circumstances not meeting R20.	<p>Noted. This should be maintained as a mandatory rule to ensure that the main pedestrian routes into the centre and facing the courtyard are maintained as active frontages into the future.</p> <p>However, Figure 4 has been amended to allow the Statesman Hotel the opportunity for residential development at the ground floor level. The frontage to the Statesman Hotel along Strangways Street in Figure 4 has been changed from primary active frontage to secondary active frontage.</p>

Matters raised	Response
<p>Suggest a change to the north-west facing frontage for Block 2 Section 62 Curtin from 'secondary active frontage' to 'primary active frontage'; suggest having 50% of the frontage for Blocks 8 and 25 Section 62 Curtin as 'primary active frontage' in rules R20 (now R21) and R21 (now R22).</p>	<p>Noted. Block 2 Section 62 Curtin has four frontages facing the public domain. This draft variation and the Master Plan prioritise 'primary active frontages' to the main courtyards and Carruthers Street, with the opportunity for future services to be located at the north west frontage. R21 and R22/C22 are not considered to be too onerous and new development would be able to meet these requirements.</p>
<p>Plot ratio that was included in the exposure draft should be included in the precinct code.</p>	<p>Noted. As a group centre, a height of 2 storeys generally applies to Curtin Group Centre and additional height limits are introduced in the precinct code. These and other associated provisions are considered to be adequate without a specific plot ratio provision.</p>
<p>Suggest rezoning of several areas within the pedestrian-only area to PRZ1 Urban Open Space in Figure 4 and rule R19 (now R20)</p>	<p>Noted. These areas are public spaces in the group centre. PRZ1 urban open space relates to parks and open spaces for recreational and leisure activities. It is not considered an appropriate zone within the group centre. R20 together with Figure 4 is sufficient to protect these areas for public use.</p>
<p>In Figure 4, Block 20 Section 62 Curtin is shown as part of the 'pedestrian-only area'. This block is developed with an existing building and should be excluded from the 'pedestrian-only area'.</p>	<p>Agreed. The 'pedestrian-only area' covering Block 20 Section 62 Curtin was inaccurately interpreted from the Master Plan drawings, map 21. Block 20 Section 62 Curtin is excluded from the 'pedestrian-only area'. Furthermore, the reference of 'pedestrian-only area' has been changed to 'pedestrian priority area'.</p>
<p>In Figure 4, it is suggested to extend 'pedestrian-only area' to include the portion of block 27 section 62 Curtin that is right next to block 26 section 62 Curtin.</p>	<p>Agreed. It was understood that the portion of block 27 section 62 Curtin referred to in the submission is the area right in front of the public toilet block (block 26 section 62 Curtin). This portion is now included in the pedestrian-only area which is now called the 'pedestrian priority area'.</p>

Matters raised	Response
<p>General comment about the group centre's density and scale to avoid detrimental effect on the convenience and amenity of the area.</p>	<p>Noted. The Master Plan and this draft variation provide detailed planning and design guidance for future development so the group centre can be redeveloped over time, while maintaining the highly valued local character and sunlit courtyards.</p>
<p>Incorporate a salt and pepper approach to provide housing diversity and foster the area to become a multi-generational space for people like the elderly and young families.</p>	<p>Noted. The Master Plan reviewed and provided recommendations for future housing in and around the group centre with a view that these would provide the wider suburb of Curtin a greater diversity of housing typologies.</p>
<p>Maintaining existing parking number in the group centre is considered inadequate for new developments.</p>	<p>Noted. As well as maintaining the existing number of car parking spaces in the group centre, additional parking will be provided for new developments as required by the parking general code which forms a part of the Territory Plan.</p>
<p>One comment suggests reducing the setback from 4 metres to 2 metres along Martin Street, Carruthers Street and the eastern boundary for Block 1 Section 15 Curtin due to a wide verge along Carruthers Street and Martin Street, and sloping down along its eastern boundary.</p>	<p>Noted. The 4m setbacks along Martin Street, Carruthers Street and the eastern boundary for Block 1 Section 15 Curtin are recommendations from the Master Plan. These setbacks enable a landscape edge to development and separation of use from the proposed east-west public path along the water easement. Consideration of a reduced setback was assessed through the master planning process. The setback has been reduced from 6m to 4m. This recognises that the water easement provides a significant buffer between Block 1 Section 15 and the existing residential blocks facing Martin Street. EPSDD has reviewed the recommended setback to Martin Street and considers that 4m is appropriate to allow for landscaping and separation of a future use on the site and the proposed public path along the water easement.</p>

Matters raised	Response
Suggest the draft variation defines active travel routes as precisely as possible in the precinct code, and change Section 2.7 heading to 'Main pedestrian areas and pedestrian and cycling routes' and also propose rule R19 (now R20) and Figure 4 to refer to 'pedestrian and cycling routes'	Noted. Pedestrian and cycle routes are defined within the Master Plan. Implementation agencies are responsible for reviewing the pedestrian and cycle routes and determining the financial feasibility and priorities for design and construction. Key pedestrian routes illustrated in Figure 4 of the precinct code are only intended to provide guidance.

2.2.7 Summary of changes to the draft variation following public consultation

- Excluding the whole block of Block 19 Section 62 Curtin from area 'a' in Figure 2.
- Including references to 'the desired character' in criterion C9 b).
- Removing the reference to 'future' from criterion C9 d) i).
- Changing the reference from 'building facing' to 'building directly fronting' in rule R13.
- Clarifying wording in rule R14 to better reflect setback requirements.
- Amending rule R20 and Figure 4 to refer to pedestrian areas as 'pedestrian priority area' instead of 'pedestrian only area'.
- Excluding Block 20 Section 62 Curtin from the 'pedestrian priority area' in Figure 4.
- Adding a mandatory rule R7 for a maximum building height of two storeys (maximum 9 metres) to the commercial CZ1 core zone, other than where alternative building heights are identified in the precinct code.

2.2.8 Other matters

A few other issues raised by the public are considered outside the scope of this draft variation. These issues include ongoing servicing and maintenance of public facilities in the group centre including toilet upgrades, poor access for service vehicles, garbage storage and waste problems; shop closures, better traffic flows, restoration and improvement of number of businesses and shops in the centre.

These issues have been referred to relevant agencies for consideration.

3. COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007

3.1 Release for Public Comment (section 63)

DV363 was made available for public comment from 7 June 2019 to 21 August 2019. A consultation notice under section 63 of the P&D Act was first published on the ACT Legislation Register on 6 June 2019 and on the ACT public notice board. A second consultation notice under section 63 of the P&D Act was published on the ACT Legislation Register on 9 July 2019 extending the period for public comment until 21 August 2019.

3.2 National Capital Authority (section 61 (b))

The comments from the NCA, the Conservator of Flora and Fauna, EPA, the ACT Heritage Council and TCCS, were received and assessed prior to release of the DV363 for public comment. The comments from these agencies are detailed in full, along with responses in the public consultation version of the draft variation at ***Appendix 1***.

3.3 Notice of Submission to the Minister (section 70)

In accordance with section 70 of the P&D Act, a public availability notice will be placed on the ACT Legislation Register stating that the draft variation has been submitted to the Minister and that the documents are available for public inspection. A public notice will also be placed on the ACT Government website.

4. Appendices

Appendix 1 – Draft variation 363 public release version

Appendix 2 – Copies of public comments received on draft variation 363

APPENDIX 1
Draft variation 363 public release version

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Sustainable Development

Planning and Development Act 2007

Draft
Variation to the
Territory Plan
No 363

Curtin group centre and adjacent
residential areas:
Zone changes and amendments to the
Curtin precinct map and code

July 2019

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 recently approved Curtin Group Centre Master Plan (November 2018) into the Territory Plan to provide guidance on the desired built form and character of the centre as it develops into the future.

DV363 will amend the Territory Plan map as well as the existing Curtin precinct map and code to reflect the changes recommended by the master plan. These changes are listed in **section 2.4**.

The centre is currently limited to two storeys, with the ability for building heights to be increased above two storeys where they meet a set of criteria. DV363 reinforces the centre's village character by limiting building height around the central courtyard to single storey and provides the opportunity for some increase in building height that is complementary to this character. The draft variation reflects the approved master plan by permitting up to five storeys to the south west and north west of the central courtyard, and up to six storeys for the Statesman Hotel site (Block 6 Section 62 Curtin) and part of the adjacent parking areas, with setbacks for the higher building elements to protect the streetscape character. The DV also proposes permitting residential development in the medium density residential zones adjoining the centre up to six storeys.

DV363 rezones a parcel of unleased land at the south west corner of the Carruthers Street roundabout from residential/commercial zones to urban open space (Block 7 Section 63 Curtin), and rezones the southern part of the centre from commercial core zone to commercial business zone. The draft variation also generally prohibits residential uses within the core area at the ground floor level, to encourage an active streetscape and in public places.

DV363 identifies main pedestrian areas where shop fronts and awnings are required to encourage pedestrian activity. The draft variation also nominates minimum setbacks for development along Theodore Street to protect the existing street trees and provide separation from the existing residential area to the east.

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 referral to the Legislative Assembly standing committee responsible for planning. 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 August 2019**.

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 Customer Service Centre at 16 Challis Street, Dickson

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 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 Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

2. EXPLANATORY STATEMENT

2.1 Background

Draft Variation 363 has been developed to incorporate the recommendations of the Curtin Group Centre Master Plan (2018) into the Territory Plan. The group and town centre master planning program has been undertaken as part of the ACT Government initiative to encourage the rejuvenation of selected commercial centres, and to guide development within the centres over the next 10 to 20 years. The Curtin Group Centre Master Plan underwent several community engagement sessions and was approved by the ACT Government on 28 November 2018.

2.2 Site Description

The subject area is the Curtin Group Centre and surrounding medium density residential areas. The centre is located approximately 3km north of Woden town centre and 300m west of the Yarra Glen and Carruthers Street interchange. The centre is bounded by Carruthers Street to the north, Theodore Street to the east and Strangways Street to the west and south.

The centre is predominately single storey, with commercial buildings surrounding a central courtyard, with awnings provided along most frontages for all weather pedestrian protection. Development at the north west and south east corners of the centre is two storeys, while the south west and north east sections of the centre contain substantial areas of surface car parking.

Nearby development includes detached single dwellings to the east, multi unit developments to the north and west, community facilities to the north east and south, and extensive urban open space areas providing pedestrian connections between the centre and the surrounding suburb.

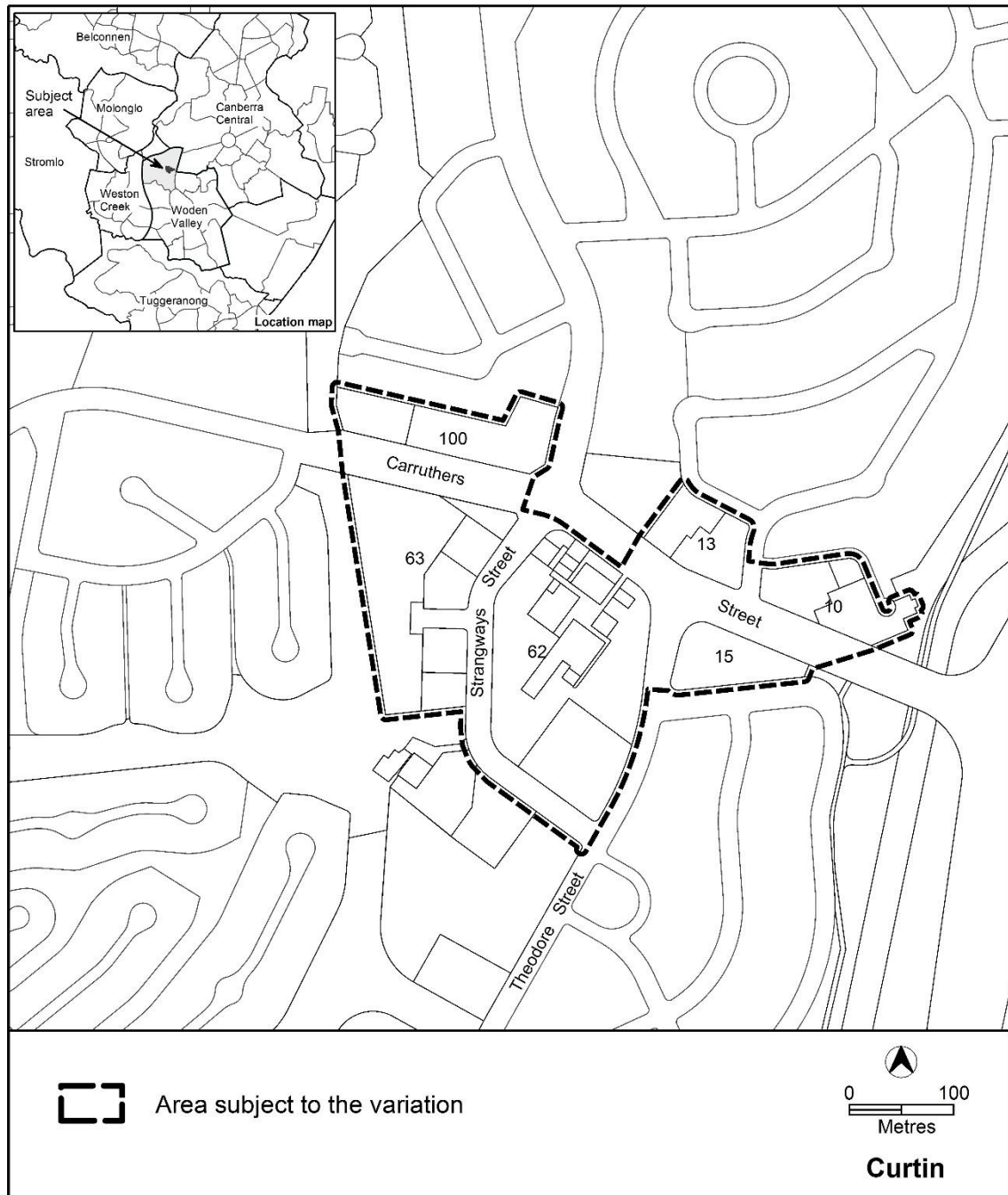


Figure 1 Site Plan

2.3 Current Territory Plan Provisions

The Territory Plan map zones for the area subject to this variation are shown in **Figure 2**.

The group centre is predominately zoned CZ1 commercial core zone, with a large block to the south east containing the Statesman Hotel zoned CZ2 commercial business zone, and three blocks on the north western side of Strangways Street zoned CZ3 commercial service trades zone.

The residential area directly west and east of the centre is zoned RZ4 medium density residential, with CFZ community facility zoned land to the east and north west.

The group centre is subject to the Commercial Zone development code and the Curtin precinct map and code, while the residential areas are subject to the Residential Zones Development code.

The general codes may also apply.

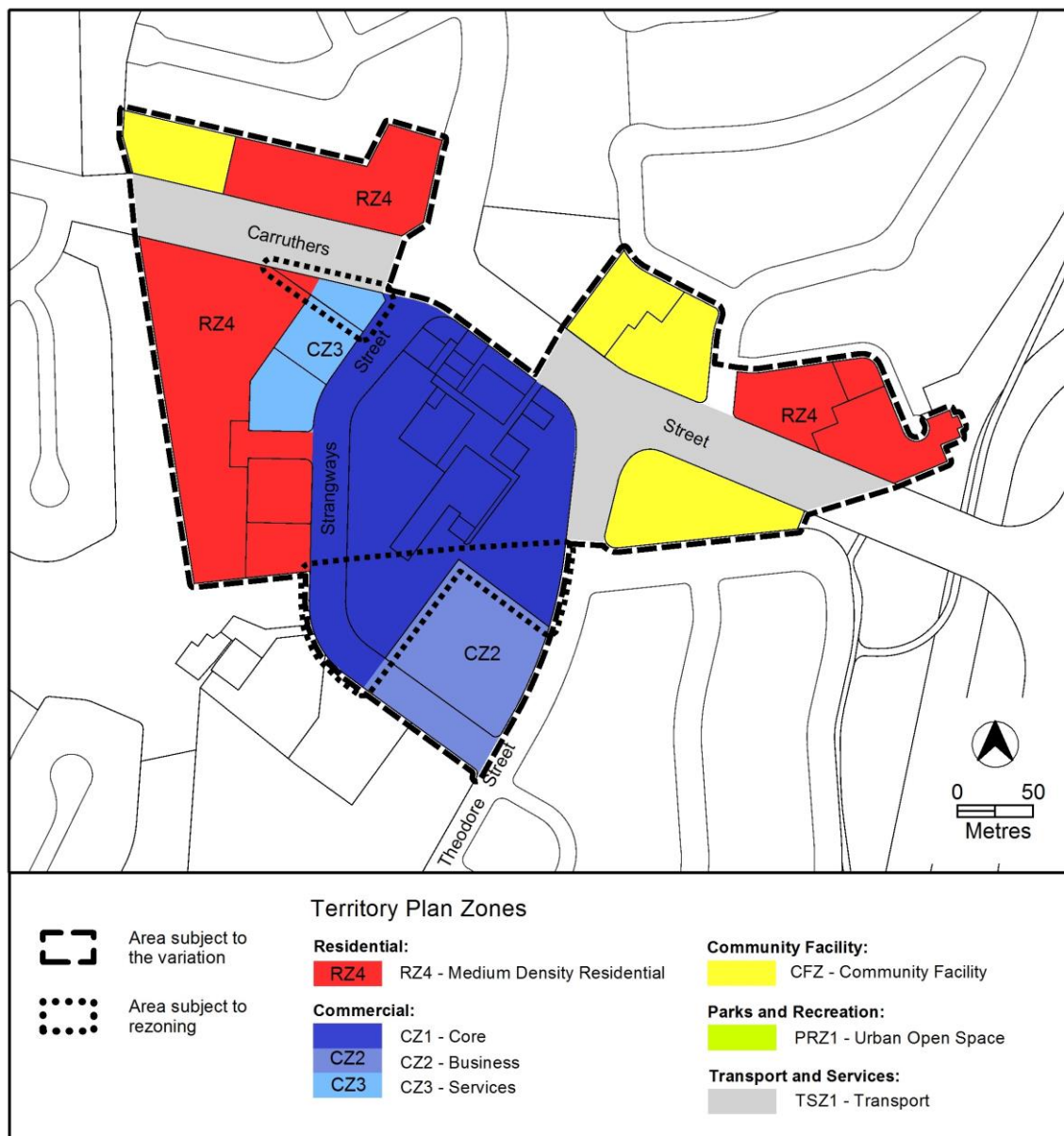


Figure 2 Territory Plan Zones Map

2.4 Proposed Changes

2.4.1 Proposed Changes to the Territory Plan Map

The proposed changes to the Territory Plan map are indicated in **Figure 3** at Part 3 of this document. This includes rezoning block 7 section 63 Curtin, located at the south western corner of the Strangways Street and Carruthers Street intersection, from CZ3 commercial services zone and RZ4 residential medium density zone to PRZ1 urban open space zone. This ensures the area remains an important pedestrian route and a part of the wider open space network.

It also rezones part of CZ1 zone at the southern end of the group centre to CZ2 Business to maintain the majority of the retail and community activity close to the central courtyard. This change aligns the zone boundary with the existing water easement.

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 Curtin precinct map and code in accordance with the recommendations of the Curtin Group Centre master plan by:

- introducing a mandatory one to two storey maximum height across most of the centre, with an allowance for development on selected sites for between three and six storeys;
- specifying setbacks for development above one and two storeys;
- providing planning and design guidance for specific sites in the centre, including the Statesman Hotel and Block 1 Section 15 Curtin;
- requiring development along main pedestrian areas to provide glazing, publicly accessible entry points and awnings to retain and enhance the pedestrian character within the centre; and
- requirements to protect the existing trees along Theodore Street.

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 approved Curtin group centre master plan to:

- provide solar access to the central courtyard while providing a moderate increase in building heights in selected locations;

- protect pedestrian amenity and enhance it through the provision of awnings and active frontages;
- retain the grassed area next to the service station as open space; and
- protect the character and amenity of 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.

1.1 Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.

The proposal is consistent with this principle as the master plan was done through a range of engagement activities based on the principle to promoting economic vitality, community wellbeing and environmental quality for the group centre.

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 identifies existing urban open space that is valuable to the community and provides protection to this open space with the proper zone change.

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.

DV363 is consistent with this principle as it promotes redevelopment within the existing urban area, and protects existing urban open space for use by the community. The amendments to the Territory Plan will encourage additional commercial development thereby improving employment opportunities within the centre.

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.

DV363 is consistent with this principle as it encourages commercial redevelopment within the existing group centre well served by existing and future public transport. The draft variation aims to strengthen the viability of the centre through improved urban design and providing opportunities for additional mixed use development within the centre.

2.7 Interim Effect

Section 65 of the *Planning and Development Act 2007* applies to the draft variation. This means that the provisions of Draft Variation No 363 have interim effect, and apply to development applications lodged on or after **10 July 2019**.

During the period of interim effect the ACT Government must not do or approve anything that would be inconsistent with the Territory Plan as if it were amended by the draft variation. Where there is an inconsistency between provisions in the current Territory Plan and provisions in the draft variation, then the draft variation takes precedence for the extent of the inconsistency.

Interim effect will end on the day the earliest of the following happens:

- i. the day the public availability notice under section 70 for the draft variation being recommended to the Minister is notified in accordance with the Legislation Act
- ii. the day the draft variation, or the corresponding variation, is withdrawn under section 68 (1)(b) or section 76 (3)(b)(v)
- iii. 1 year after the date of the consultation notice.

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
- the Land Custodian, 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

National Capital Authority

Thank you for the invitation to make comment on DV363 for the Curtin Group Centre. The proposed variations to the Curtin Group Centre are not inconsistent with the land use for Urban Areas in the National Capital Plan.

Response:

Noted.

Conservator of Flora and Fauna

In accordance with Section 61(b) of the *Planning and Development Act 2007* I advise that I have examined Draft Variation No 363 and I have no comments to provide other than to note my support for the proposed retention of one additional area of urban open space within the Curtin group centre.

Response:

Noted.

Environment Protection Authority

Thank you for the opportunity to provide comments on the proposed variation to the Territory Plan DV363 (TPV) to support the Curtin Master Plan.

Prior to the EPA supporting the variation to the Territory Plan, the area subject to proposed change must be assessed for potential contamination in accordance with EPA endorsed guidelines by a suitably qualified environmental consultant.

The consultant's assessment report into the site's suitability for the proposed uses from a contamination perspective must be reviewed and endorsed by the EPA prior to the TPV coming into effect.

Response:

The draft variation is proposing to rezone two areas. This includes rezoning block 7 section 63 Curtin, located at the south western corner of the Strangways Street and Carruthers Street intersection, from CZ3 commercial services zone and RZ4 residential medium density zone to PRZ1 urban open space zone. The other is rezoning part of CZ1 commercial core zone, at the southern end of the group centre, adjacent to the north west and north east corners of the Statesman Hotel, to CZ2 commercial business zone.

EPSDD made further communication with the Environment Protection Authority (EPA) to clarify their concerns. EPSDD understood that EPA particularly concerned about potential contamination on these two sites that were subject to rezoning. Later EPA provided additional comments which also included noise concern for the site near the Statesman Hotel. Based on their comments, EPSDD put in specific mandatory rules in response to contamination and noise regard to the site near the Statesman Hotel in the proposed precinct code. In regard to the other site at the south western corner of the Strangways Street and Carruthers Street, EPSDD has agreed with EPA that a potential contamination assessment would be undertaken prior to the commencement of this draft variation.

Heritage Council

Review of the ACT Heritage Register has not identified any recorded or registered heritage places or objects within the Curtin precinct. As such, no *Heritage Act 2004* approvals are required.

Response:

Noted.

Land Custodian – Transport Canberra and City Services Directorate

Initial comments

TCCS supports the rezoning of Block 7, Section 63 Curtin (on the corner of Carruthers Street and Strangways Street) to maintain the current pedestrian and cyclist access to the Curtin shopping centre.

In regard to the intent to provide opportunities for increased building heights, any future residential development should include additional open space within the development to cater for the needs of additional residents.

Element 2: Buildings – rule 2.1:

- R5(c) – Assume Area ‘be’ is meant to be area ‘b’. This is the same as R5(b).

For the access to block 1, Section 15, CURTIN (Page 12- Curtin Precinct code), a driveway cannot be permitted along the Carruthers Street because of existing bus stop and left turn slip lane. Similarly, a driveway cannot be permitted on Theodore Street because of acceleration lane heading south towards Strangways Street. Access can be only on Martin Street.

Pl. confirm whether is it a driveway or Curtin Place fronting Strangways Street on (Page 7 – Draft Curtin Precinct Code). A new driveway would add congestion and affects the flow to the traffic.

Final comments

DV363 supported as our comments are being considered.

Response:

In regard to TCCS’ initial comments, the draft variation was amended to the satisfaction of TCCS.

TCCS supports the rezoning of Block 7, Section 63 Curtin (on the corner of Carruthers Street and Strangways Street) to maintain the current pedestrian and cyclist access to the Curtin shopping centre.

EPSDD noted the support of the rezoning of block 7 section 63 Curtin.

In regard to the intent to provide opportunities for increased building heights, any future residential development should include additional open space within the development to cater for the needs of additional residents.

Any development with residential component in the group centre would have to comply with the Multi Unit Housing Development Code (the Code). The Code has provisions requiring private open space for each dwelling. Additionally the group centre has abundance of urban open space immediately adjacent to its east and west. As such, it is considered no additional open space required for future residents than the Code requires.

Element 2: Buildings – rule 2.1:

- *R5(c) – Assume Area ‘be’ is meant to be area ‘b’. This is the same as R5(b).*

The omission was corrected as recommended by the master plan.

For the access to block 1, Section 15, CURTIN (Page 12- Curtin Precinct code), a driveway cannot be permitted along the Carruthers Street because of existing bus stop and left turn slip lane. Similarly, a driveway cannot be permitted on Theodore Street because of acceleration lane heading south towards Strangways Street. Access can be only on Martin Street.

The omission was corrected. There is no driveway access for block 1 section 15 Curtin along Carruthers Street and Theodore Street as recommended by the master plan.

Pl. confirm whether is it a driveway or Curtin Place fronting Strangways Street on (Page 7 – Draft Curtin Precinct Code). A new driveway would add congestion and affects the flow to the traffic.

EPSDD confirmed with TCCS that there would be driveway access permitted along Strangways Street. The reason is that the group centre is bounded by three streets, namely Strangways Street, Carruthers Street and Theodore Street. Because the master plan recommended no driveway access along Carruthers Street and Theodore Street, Strangways Street is the only street allowing driveway access to the group centre.

3. DRAFT VARIATION

3.1 Variation to the Territory Plan map

The Territory Plan map is varied as indicated in **Figure 3**.

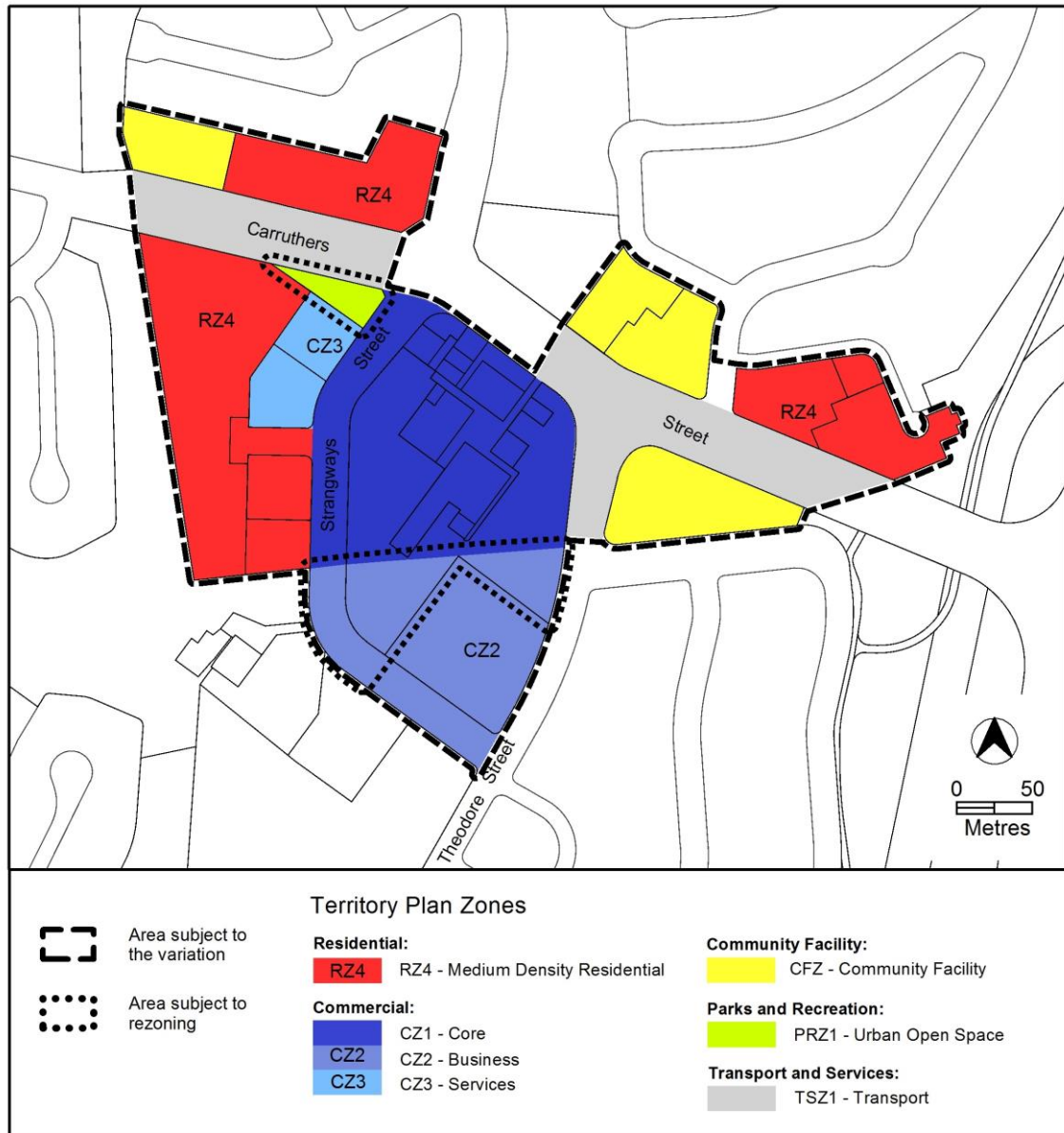


Figure 3: Areas subject to rezoning

3.2 Variation to the Territory Plan

The Territory Plan written document is varied as follows:

Variation to the Curtin precinct map and code

10. Precinct maps and codes, Curtin precinct map and code
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Substitute all of the following with the nominated attachments

Curtin precinct map – Attachment A

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

Insert after RC1

Curtin precinct code, RC2 – Curtin Residential areas – Attachment C

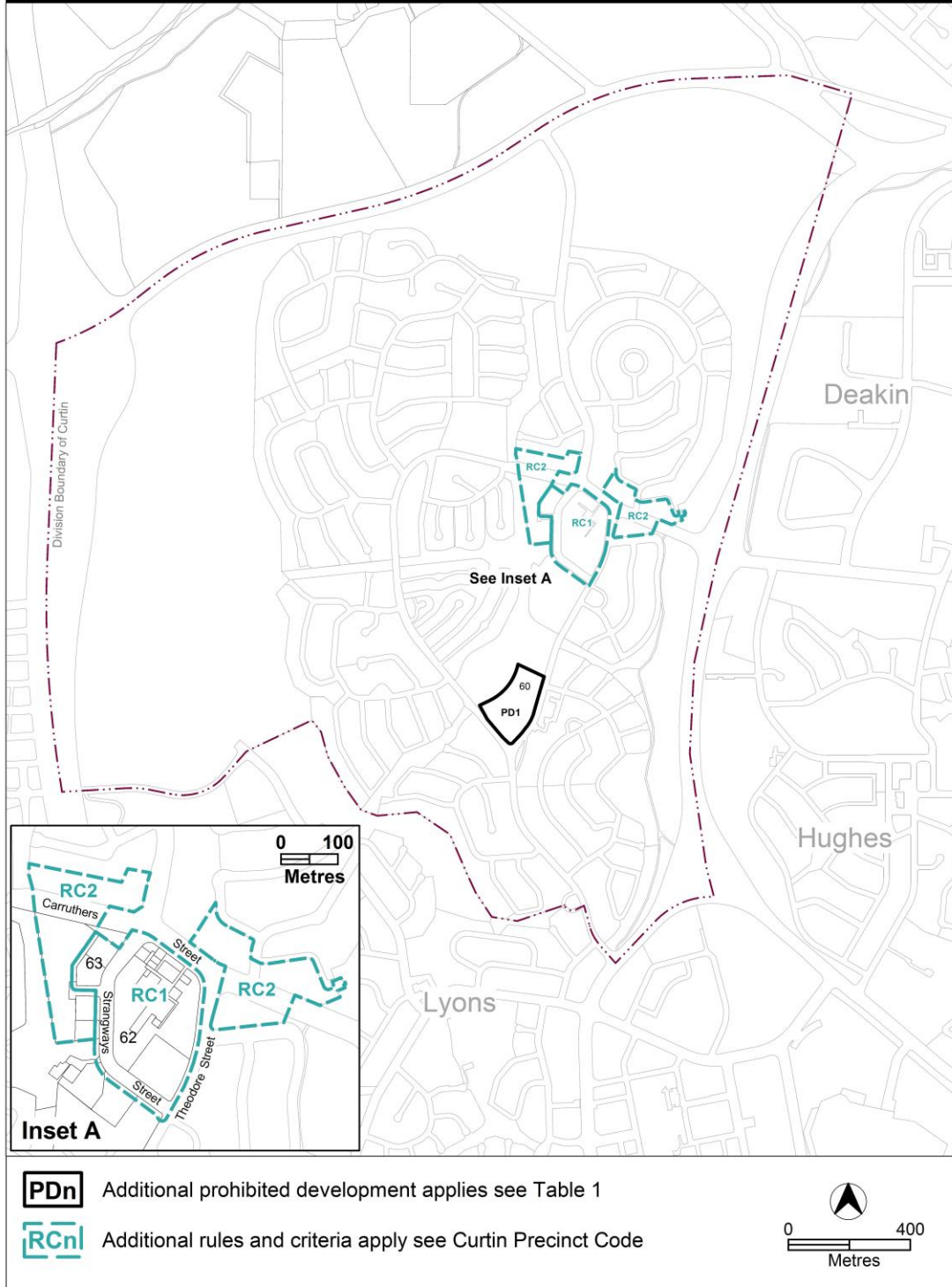
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CROATIAN	Ako trebate pomoć tumača telefonirajte:
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PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
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TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
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Curtin Precinct Map



Assessment Tracks

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

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

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>retirement village</i> <i>supportive housing</i>

RC1 – Curtin Group Centre

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

Desired character

- A busy community hub that offers a broad range of services and facilities to diverse user groups in the area
- It is to provide sustainable and high-quality housing options to attract residents to the area
- It is to be an attractive place to do business for local retailers and other businesses
- It is to provide opportunities for evening activities, as well as informal recreation, community and leisure uses
- Pedestrians and cyclists will be able to access the centre safely and efficiently and be connected to nearby facilities such as schools, aged care accommodation and the future City to Woden light rail on Yarra Glen.

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to sites with boundaries to primary active frontages shown in figure 4.</p> <p>Only the following uses are permitted along the primary active frontage at the ground floor level:</p> <p>a) <i>business agency</i></p> <p>b) <i>club</i></p> <p>c) <i>community activity centre</i></p> <p>d) <i>drink establishment</i></p> <p>e) <i>financial establishment</i></p> <p>f) <i>hotel</i></p> <p>g) <i>indoor entertainment facility</i></p> <p>h) <i>indoor recreation facility</i></p> <p>i) <i>public agency</i></p> <p>j) <i>restaurant</i></p> <p>k) <i>SHOP</i></p>	<p>C1</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to sites with secondary active frontages shown in figure 4.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>

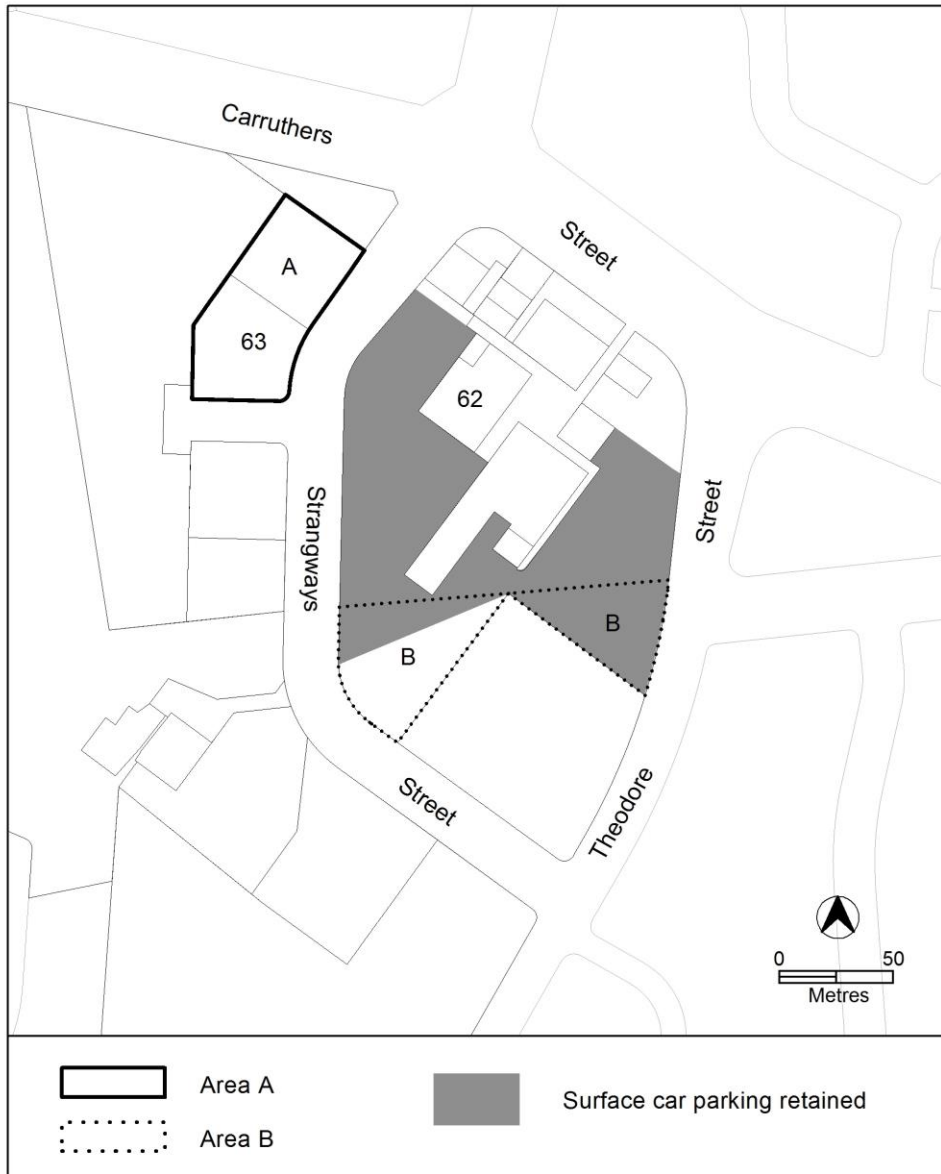


Figure 1

Rules	Criteria
<p>1.2 Parking</p>	
<p>R3 Existing surface car parking shown in figure 1 is retained. No other development is permitted, except any associated works to the surface car park.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
1.3 Residential use – CZ3 – ground floor	
<p>R4</p> <p>This rule applies to area 'A' shown in figure 1. <i>RESIDENTIAL USE</i> is only permitted at the ground floor level where development complies with Australian Standard <i>AS4299 – Adaptable housing</i> (class C) and the Access and Mobility General Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 Potential contamination	
<p>R5</p> <p>This rule applies to Area B shown in figure 1, where an assessment by the proponent in accordance with the ACT Contaminated Sites Environment Protection Policy identifies contamination within or adjacent to the development area, but does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area. Development complies with an environmental site assessment report endorsed by Environment Protection Authority.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.5 Noise	
<p>R6</p> <p>This rule applies to Area B shown in figure 1. A noise assessment is to be undertaken identifying any surrounding noise and providing mitigation measures within the development area to the satisfaction of the Environment Protection Authority. Development complies with a noise assessment report endorsed by Environment Protection Authority.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise assessment report.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
<p>2.1 Building heights</p>	
<p>R7</p> <p>This rule applies to area 'a' shown in figure 2.</p> <p>The maximum <i>height of building</i> is one <i>storey</i> with a total height not more than 5 metres above <i>datum ground level</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R8</p> <p>This rule applies to area 'b' shown in figure 2.</p> <p>The maximum <i>height of building</i> is up to 2 <i>storeys</i> with a total height not more than 9 metres above <i>datum ground level</i>.</p> <p>Plant room that is screened from view and set back a minimum of 3m from the building facade of the floor immediately below is not included in the <i>height of building</i>.</p> <p><i>Note: Additional height restrictions may apply as described in the following rules and criteria.</i></p>	<p>C8</p> <p>For area 'b', additional storeys may be considered where development complies with all of the following:</p> <ul style="list-style-type: none"> a) Development retains reasonable solar access to the main daytime living areas of <i> dwellings</i> on adjoining blocks and their associated <i>principle private open space</i> b) Buildings reflect the local character of the group centre c) Development contributes to the mix of uses and/or housing diversity of Curtin d) Development is supported by a visual assessment that provides: <ul style="list-style-type: none"> i) Analysis of the group centre and surrounding landscape character to demonstrate how the development positively contributes to the future desired character of the group centre, primary pedestrian routes, streetscape character and nearby development ii) Analysis of key views, at the pedestrian level, to demonstrate how the proposal has been designed to consider key views into the centre and from key locations in Curtin iii) Evidence outlining how the proposal is designed to minimise potential impacts on the surrounding landscape character and public spaces, including the central courtyard. <p>Maximum <i>height of building</i> is the lesser of 5 <i>storeys</i> and 18 metres above <i>datum ground level</i>.</p>

Rules	Criteria
2.2 Building setbacks and solar access to the central courtyard	
<p>R9</p> <p>This rule applies to development in area 'a' and 'b' shown in figure 2.</p> <p>Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the <i>datum ground level</i> at the boundary adjoining the central courtyard shown in figure 2 at winter solstice between 9:00am and 2:30pm.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C10</p> <p>Development demonstrates that reasonable sunlight for adjacent public spaces is maintained on the winter solstice between 9:00am and 2:30pm.</p>
<p>R11</p> <p>This rule applies to development on Block 25 Section 62 Curtin shown in figure 2.</p> <p>Development above one <i>storey</i> is setback a minimum of 3m from each boundary adjoining the central courtyard shown in figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R12</p> <p>Buildings facing Strangways Street, Carruthers Street and Theodore Street has a minimum setback of 3 metres above the first floor as shown in figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

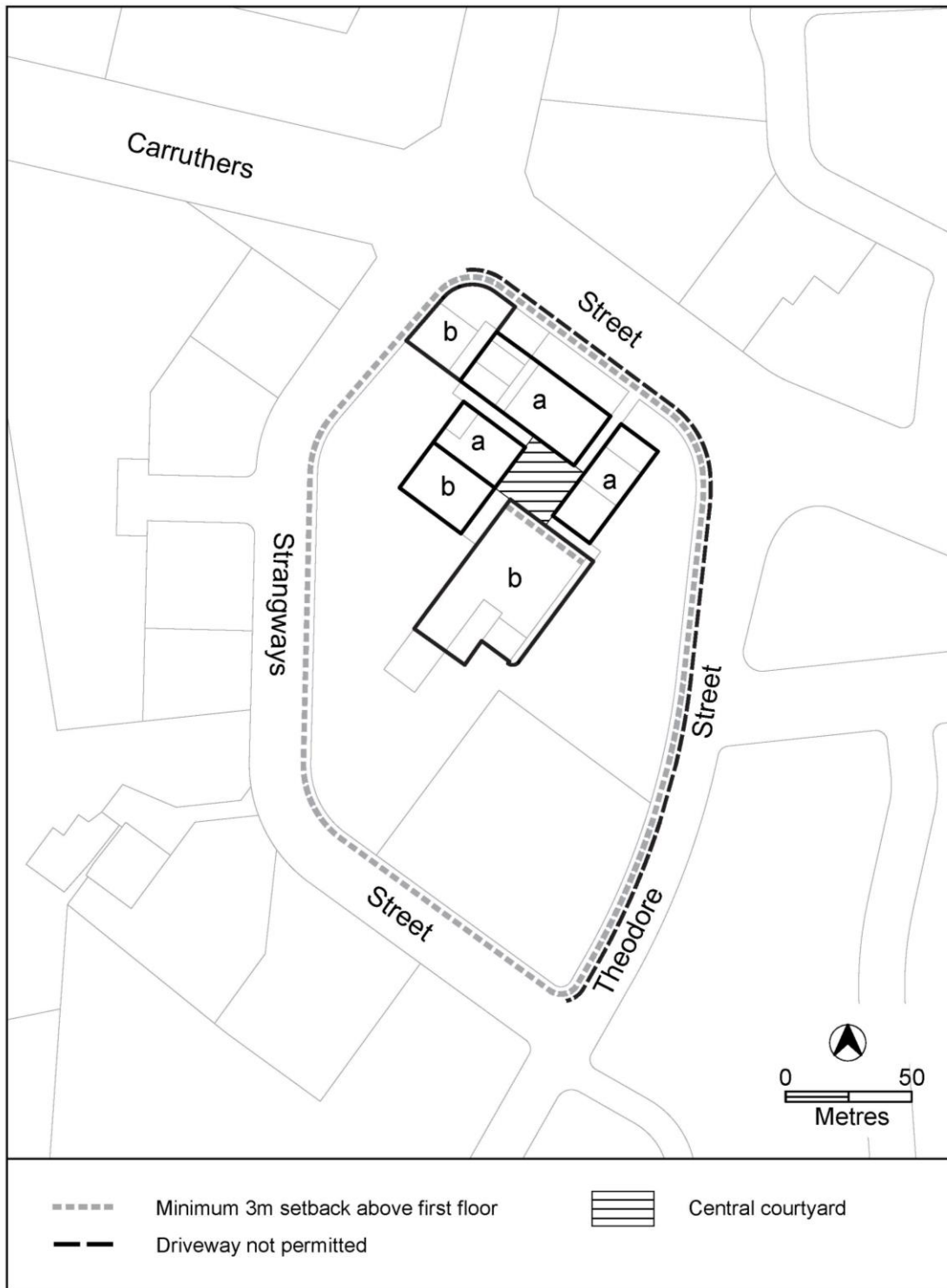


Figure 2 Building heights

Rules	Criteria
<p>2.3 Building heights – Area C</p>	
<p>R13</p> <p>This rule applies to Area C in figure 3.</p> <p>The maximum <i>height of building</i> is:</p> <p>a) for area 'C1', two <i>storeys</i> with a total height not more than 9 metres above <i>datum ground level</i></p> <p style="padding-left: 20px;">i) buildings, including basement, are setback a minimum of 3 metres from existing block boundaries of Block 6 Section 62 Curtin and from the boundary of water easement as shown in figure 3.</p> <p style="padding-left: 20px;">ii) buildings, including basement, can have zero metre setback for commercial uses along Strangways Street to the extent shown in figure 3</p> <p style="padding-left: 20px;">iii) at least one main building entry is to face the centre as shown in figure 3</p> <p>b) for area 'C2', up to 3 storeys with a total height not more than 12 metres above <i>datum ground level</i></p> <p style="padding-left: 20px;">i) buildings, including basement, are setback a minimum of 3 metres from Strangways Street boundary, 6 metres from Theodore Street boundary, and 25 metres from the boundary immediately next to Theodore Street as shown in figure 3.</p> <p>c) for area 'C3', up to 6 <i>storeys</i> with a total height not more than 21 metres above <i>datum ground level</i>.</p> <p style="padding-left: 20px;">i) buildings are setback a minimum of 31 metres from Theodore Street boundary</p> <p style="padding-left: 20px;">ii) buildings are setback a minimum of 3 metres above the first floor for development facing Strangways Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R14</p> <p>For residential development located on the ground floor level for Area C shown in figure 3, the development must comply with the following:</p> <ul style="list-style-type: none"> a) to be setback a minimum 3 metres from the front block boundary facing Strangways Street to allow for a raised courtyard and landscaping b) to provide a ground floor courtyard that is raised 600-900mm above the verge level with the courtyard being setback a minimum 2 metres from the Theodore Street front block boundary and a minimum 800mm from the Strangways Street front block boundary. c) To provide screen plantings between the raised courtyard and front block boundary d) To provide a low transparent fence at the edge of the raised courtyard that is no higher than 1.8 metres above the verge level. Where possible, the fence is to include a gate with pedestrian access provided between an individual courtyard and public footpath (where a public footpath exists.) 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

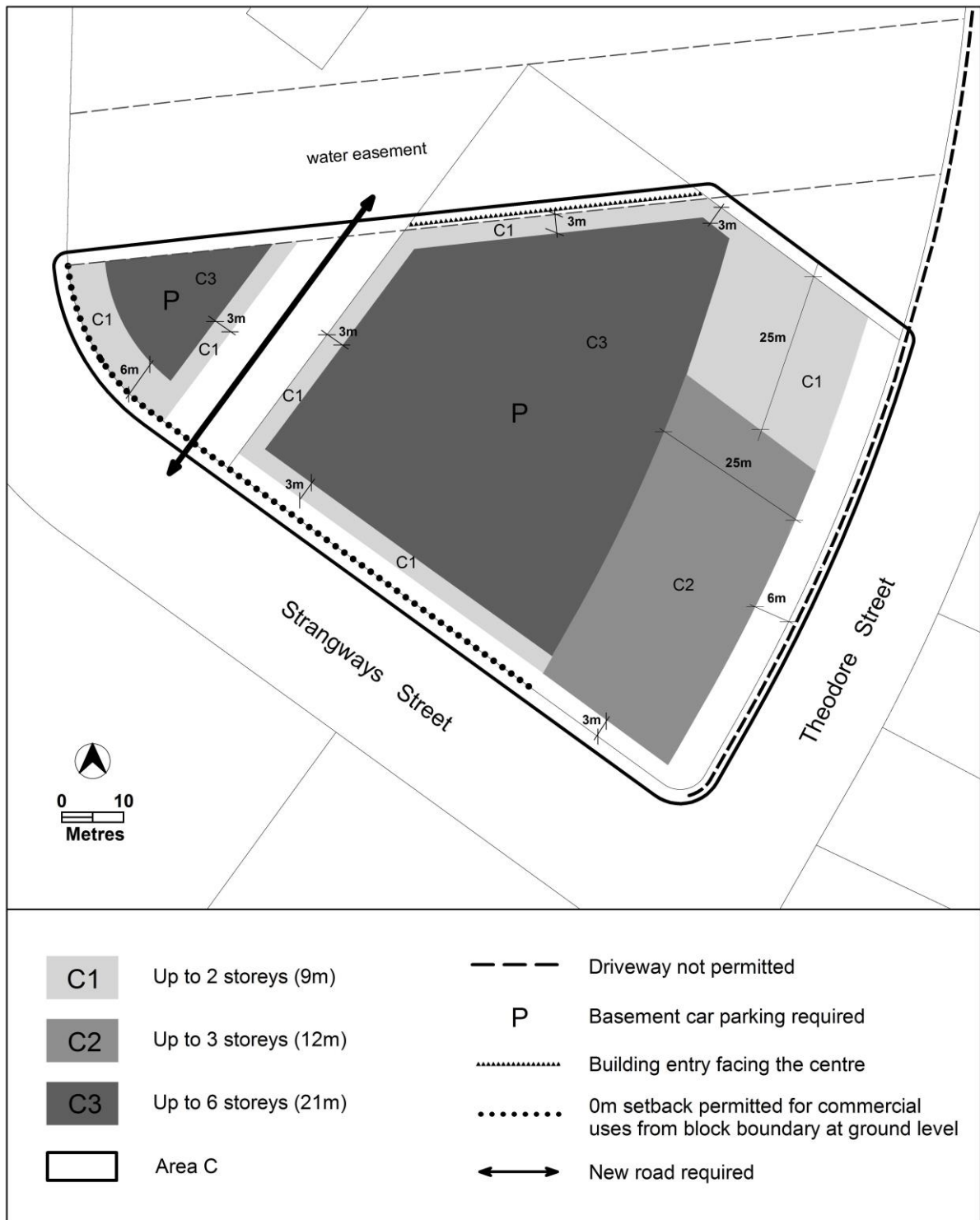


Figure 3 Building heights and new road – Area C

Rules	Criteria
2.4 Development on nominated car parking areas	
<p>R15</p> <p>This rule applies to Area C, shown in figure 3.</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>.</p> <p>Note: the spaces required under b) are in addition to those required by a).</p>	<p>C15</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 publicly accessible parking supply for the group centre.</p>
2.5 Building Design	
<p>R16</p> <p>This rule applies in CZ1 and CZ2.</p> <p>The minimum floor to ceiling height at ground floor level is 3.6m.</p>	<p>C16</p> <p>The ground floor level of buildings is adaptable for commercial uses.</p>
2.6 Passive surveillance	
<p>R17</p> <p>Residential development along primary or secondary active frontages shown in figure 4 or public open space areas includes balconies and/or windows to main living areas addressing each street frontage and public spaces.</p>	<p>C17</p> <p>Residential development provides opportunities for passive surveillance of public spaces and pedestrian areas.</p>
<p>There is no applicable rule.</p>	<p>C18</p> <p>Ground floor public entrances, including residential lobby and lift areas are clearly visible from external public spaces.</p>
2.7 Main pedestrian areas and routes	
<p>R19</p> <p>This rule applies to main pedestrian areas shown in figure 4.</p> <p>Development ensures pedestrian areas remain unenclosed and publicly accessible at all times</p> <p>Note: A condition of approval may be imposed regarding the tenure of pedestrian routes.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.8 Active frontages	
<p>R20</p> <p>For buildings located along primary active frontage areas shown in figure 4, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and/or shop fronts at the ground floor level for a minimum of 70% of the frontage b) buildings incorporate direct pedestrian access at grade with the verge level/courtyard level for access and egress. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R21</p> <p>For buildings located along secondary active frontage areas shown in figure 4, frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows and shopfronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level/courtyard level for access and egress. 	<p>C21</p> <p>Development at ground floor level achieves all of the following:</p> <ul style="list-style-type: none"> a) is adaptable for shops b) direct pedestrian access at the same level as the immediately adjoining verge c) provide opportunities for views into and out of the building
2.9 Access	
<p>R22</p> <p>Access to Block 7 Section 62 Curtin adjacent to Curtin Place to be provided to allow for safe and easy access for large vehicles and along with improved pedestrian access to adjacent uses.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R23</p> <p>No driveway access is permitted along Carruthers Street and Theodore Street for CZ1 and CZ2 in the group centre shown in figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

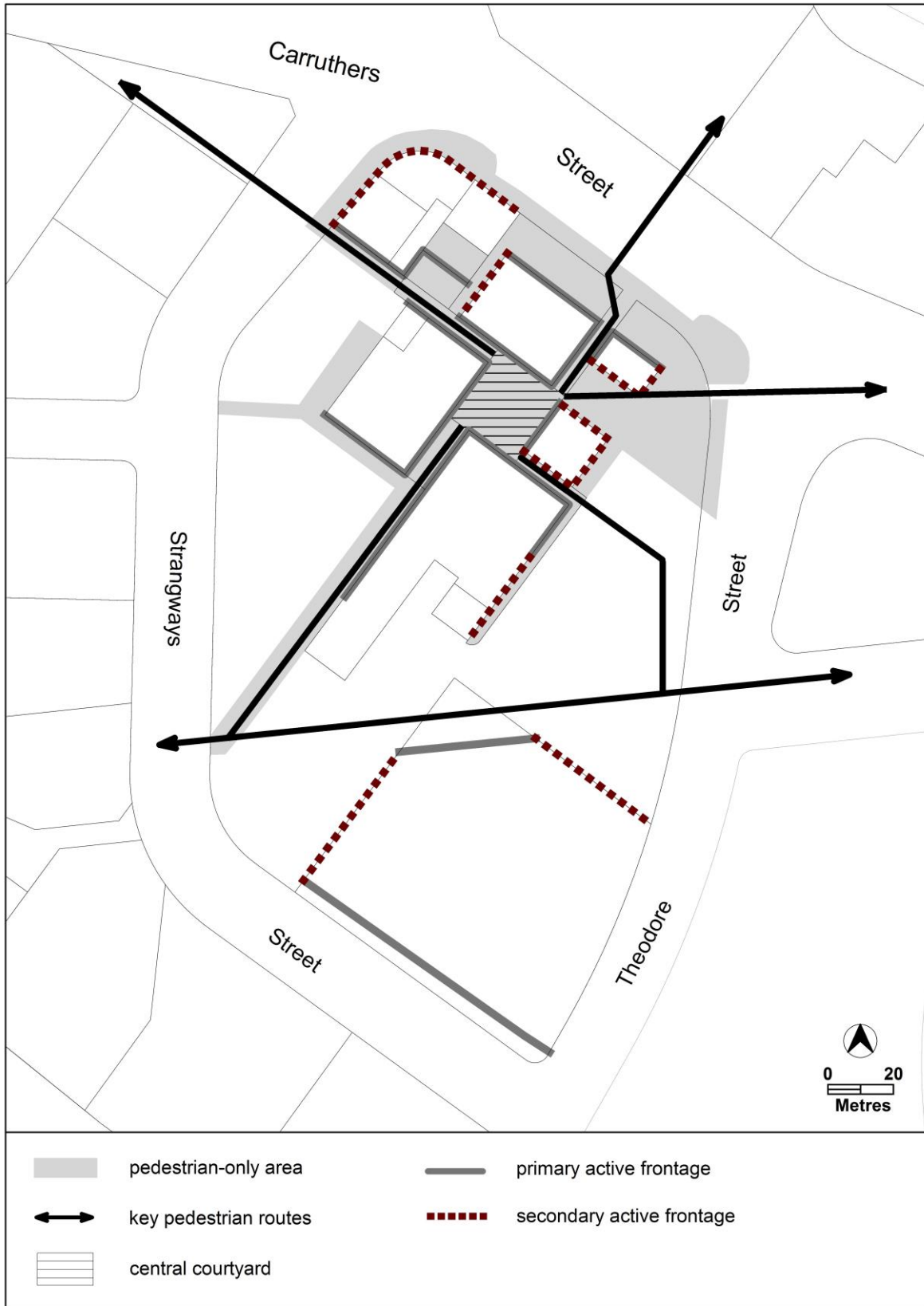


Figure 4 Active frontages and main pedestrian areas

Rules	Criteria
There is no applicable rule.	C24 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 4.
There is no applicable rule.	C25 Utility infrastructure, such as electricity substations and water boosters, located along primary active frontages shown in figure 4 are minimised and/or screened.
2.10 Awnings	
<p>R26</p> <p>This rule applies to buildings fronting primary active frontage areas shown in figure 4.</p> <p>Buildings incorporate cantilevered awnings for the full extent of the building frontage that comply with all of the following:</p> <ul style="list-style-type: none"> a) provide a minimum height clearance of 3m b) provide a maximum height of 3.5m above <i>datum ground level</i> c) are integrated into the building design at the first floor level d) are a minimum of 3m in cantilever depth, except where: <ul style="list-style-type: none"> i) opposing primary active frontages are 6m apart or less, awning depth may be reduced to ensure awnings are separated by not more than 0.5m ii) a reduction in awning depth is required to accommodate existing infrastructure and/or street trees. 	<p>C26</p> <p>Awnings provide continuous all weather pedestrian shelter and activity in a form compatible with existing awnings.</p>
2.11 New road	
<p>R27</p> <p>This rule applies to development in Area C in CZ2 shown in figure 3.</p> <p>Development incorporates the new road shown in figure 3, connecting Strangways Street to the existing internal car parking circulation lane.</p>	<p>C27</p> <p>Development does not preclude the provision of a road in the location shown in figure 3.</p>

RC2 – Curtin residential areas

This part applies to blocks and parcels identified in area RC2 shown on the Curtin Precinct Map.

Element 3: Building heights

Rules	Criteria
3.1 Building heights	
<p>R28</p> <p>This rule applies to the areas shown in figure 5.</p> <p>The maximum <i>height of building</i> for:</p> <ul style="list-style-type: none"> a) area 'a' is up to 3 <i>storeys</i> with a maximum height of 12 metres above <i>datum ground level</i> b) area 'b' is up to 4 <i>storeys</i> with a maximum height of 15 metres above <i>datum ground level</i> c) area 'c' is up to 6 <i>storeys</i> with a maximum height of 21 metres above <i>datum ground level</i> <p>Area 'a' and 'c' for Block 1 Section 15 Curtin shown in figure 5 are measured 21 metres from the mid-point of the block boundary on Theodore Street, 29 metres from the mid-point of the boundary along Carruthers Street, intersect by the line drawn from the front block boundary of Block 8 Section 17 Curtin facing Parker Street.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.2 Building Setbacks	
<p>R29</p> <p>This rule applies to development at Block 1 Section 15 Curtin shown in figure 5 that comply with all of the following:</p> <ul style="list-style-type: none"> a) Building facing Carruthers Street and Martin Street has a minimum setback of 4 metres b) Building facing Theodore Street has a minimum setback of 6 metres. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
3.3 Access	
<p>R30</p> <p>Driveway is not permitted along Carruthers Street and Theodore Street for Block 1 Section 15 Curtin shown in figure 5.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

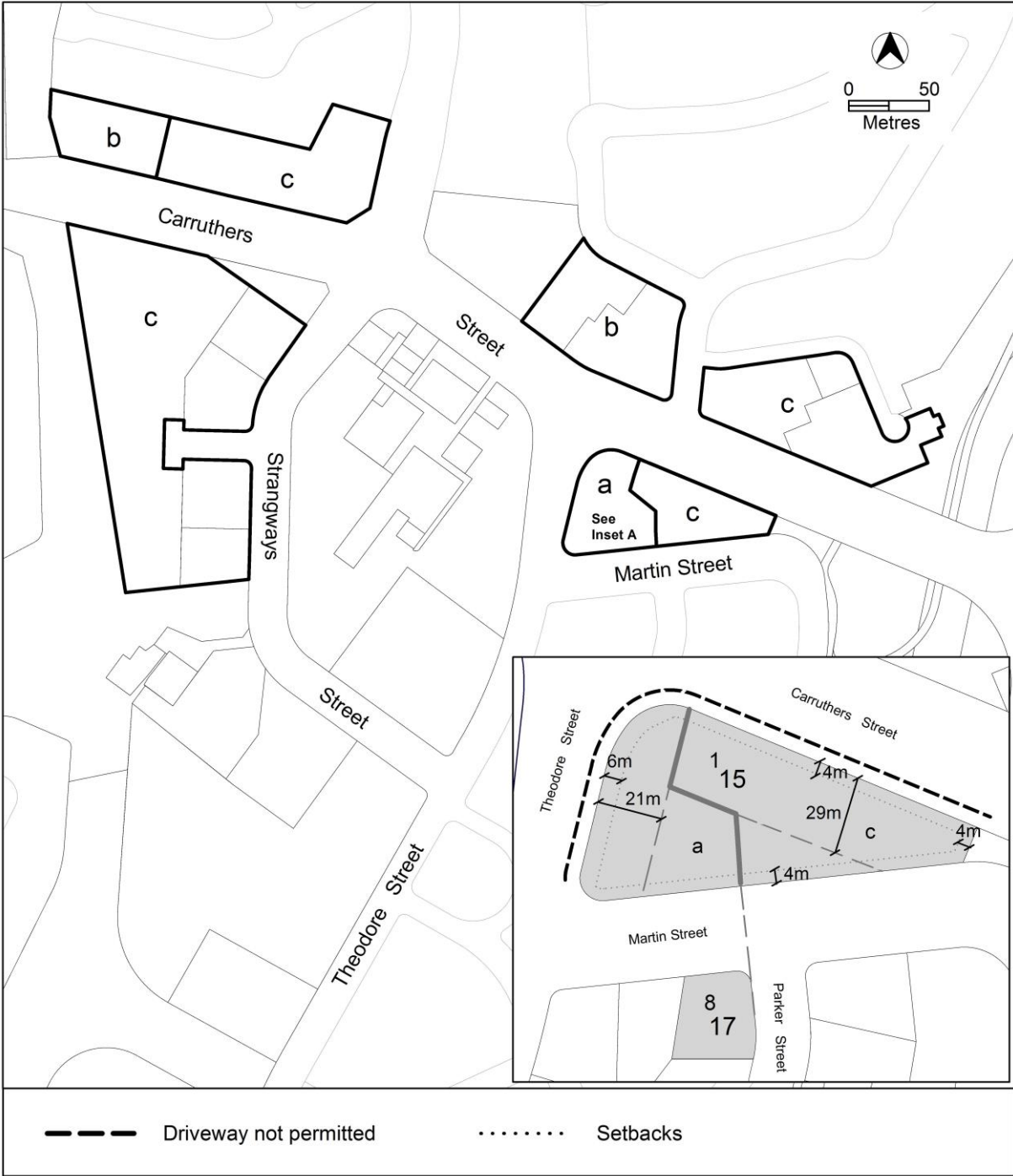


Figure 5 Buildings heights

APPENDIX 2
Copies of public comments received on draft variation 363

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From: [REDACTED]
To: [Terrplan](#)
Subject: Draft Variation Curtin MasterPlan comments
Date: Sunday, 4 August 2019 8:02:19 AM

These issues are raised to address number DV363 Curtin Group Centre) and be addressed to the Territory Plan Section of EPSDD.

I would like the variations to the Master Plan to:

Include a more accurate measure of sunlight assessment in the Curtin Shopping Square relating to times of day and season when the square is used as a community meeting place and recreation area. Any development that impedes sunlight will negatively impact the community that use the square

Authentically use the terms that the community who live in Curtin use to describe the Curtin Shopping Centre and suburb. We are a long established urban village with strong local bonds and a vibrant community. I do not see us as a Group Centre - we are certainly very unlike other Group centres (Weston, Dickson, Mawson) we actually are a well resourced local suburban shopping centre that has survived whilst those around us have lost services and shops (Lyons, Hughes), hence we do attract shoppers from nearby suburbs but hardly enough to warrant a Group Centre classification.

I remain concerned that the Master Plan for Curtin fails to realistically reflect the current culture and community and also establishes a vision for the future that places commercial growth and short term population increase over creating and supporting suburban residential lifestyles.

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Terrplan](#)
Subject: Draft Variation DV363 Curtin Group Centre
Date: Friday, 9 August 2019 4:39:06 PM

I would like to submit the following comments on the proposed variation to the Territory Master plan for Curtin.

- **Desired character core:** The plan should ensure that the Group centre retains a human scale, based around a sunlit courtyard and consistent with an urban village feel and that development applications should be assessed against their ability to deliver this. To preserve this character, building heights should be regulated to one-storey on the north and western sides of Curtin Square and in the minor courtyards adjacent to the central square, such as the areas where the medical and dental practice/historical society are located and the building where the vet clinic is located. Controls on building heights will ensure a human scale appropriate with a medium density area. Traffic and parking controls, safety and amenity issues should all be considered consistent with an urban village feel.

- **Shadowing and wind tunnelling in Curtin Square:** Curtin Square is unusual as a Group Centre in that it is built around a series of courtyards. These courtyards are what make it an attractive place for young people and their carers (as well as other members of the community) to gather on a daily basis. The design of the courtyards contributes to it being a safe, sheltered and currently light filled area and these aspects should be protected in legislation. Curtin is a smaller group centre and it is important that it's courtyards do not become overshadowed and lose their human scale. The proposed code to assess overshadowing on a mid winter day at 2:30pm is not adequate and does not reflect how the square is used, particularly by school students. The need for sunlight in the square is for spring and autumn and up to 330pm.

- **Density and scale:** The allowance in the draft master plan for residential and commercial development at a significantly increased density and scale would attract significantly increased patronage. If managed well, including with consideration to the comfort, safety and amenity of the community, this is an opportunity to reinvigorate the Group Centre. However effective regulation is needed to ensure that medium density development occurs in a way that ensures the safety, amenity and aesthetic value of the space. A specific limit on the increased population that the new medium density footprint in the group centre will allow is needed so as not to have a detrimental effect on the convenience and amenity of the area.

- **Ensuring a salt and pepper approach to increased residential development:** The territory plan should clearly regulate appropriate development for the site. Proposals for residential development in the area currently include independent living for the over 55's, affordable housing, a residential facility for people living with an enduring mental illness, as well as market rate housing. It is important to ensure a 'salt and pepper' approach to medium density residential development. As such, all developments should be required to provide a mixture of the above housing styles in each development

and not concentrated blocks of one or the other. A critical aspect of this salt and pepper approach that is relevant to young families is ensuring that the area remains a multi-generational, multi-user space, which enables passive surveillance that can limit nuisance or troublesome behaviour.

- **Ensuring a consistent aesthetic:** The territory master plan should ensure that the aesthetics of multiple new developments are consistent with each other and continue to contribute to the charm and amenity of the square, which is an important community asset. This includes architectural features as well as things like signage and paint colours. Because the area is a square, it is important that buildings facing onto it have a similar aesthetic to avoid a visible hodge-podge of building styles for users of the central spaces.

- **Parking:** The Territory Plan must ensure increased parking consistent with increased development, not simply retain the status quo. If there is additional residential and commercial development as well as the possibility of 'park and ride' practices (formally or informally) should stage 2 of the light rail eventuate, maintaining the existing number of parking spaces is completely inadequate for anticipated future usage. Additional 1-2 hour parking provided, commensurate with the increased patronage the increased commercial and residential facilities, as well as dedicated long term parking for 'park and ride' is essential. Additional public parking should be required to be provided in private developments and the master plan should require that this continue to be free, so that the local community can enjoy their local facilities without financial consequences. Additional parking should not replace existing public spaces.

- **Traffic:** The Territory Plan should ensure better designed traffic flow through the area, particularly around the two local primary schools. Morning and afternoon drop off times already create bottlenecks in both directions on Theodore St. How will this be addressed in the Territory Plan, including when there are hundreds of extra residents from new medium density developments trying to get to work through the limited, single lane exit points from the Group centre towards the city, Woden and Belconnen?

- **Allowance for services and access by service vehicles and improvements to public toilet facilities:** a revitalised Group Centre is also an opportunity to fix existing issues, such as the lack of facilities in the central core for services such as commercial garbage storage and access for service vehicles and the poor state of the public toilets. Currently the rear of 44 Curtin Place has an unsightly and potentially unhygienic collection of commercial waste skips in the public car park area. The territory plan should ensure appropriate regulation to improve the waste storage facilities and service vehicle access. The public toilets are poorly maintained and as a result many families will not use them. Regulation is required for an appropriate level of ongoing servicing and maintenance of these public facilities, either by the ACT government or as a community contribution by developers.

I look forward to these comments being considered in the Territory Plan.

Regards,

[REDACTED]
[REDACTED]

[REDACTED]
12 August 2019
[REDACTED]

Territory Plan Section
EPSDD
GPO Box 158
CANBERRA ACT 2601

**SUBMISSION RE DRAFT VARIATION TO TERRITORY PLAN
DV 363 Curtin Group Centre**

Thank you for the opportunity to express our views regarding the Territory Plan and the above proposed Draft Variation.

My wife and I bought our home in Curtin in 1965 and have lived here since, raising our family here.

We observed the development of Curtin from the days when the only vehicle access to the 'Curtin Sheep Paddocks' was via Groom Street in Hughes, then driving through the shallow creek crossing (Yarralumla Creek) near where the present Carruthers Street bridge now stands.

We have grown to appreciate the Urban Village nature of the Curtin Group Centre, especially the arrangement of easily accessible shops, which enhanced the 'Village' effect, and also the open sunlit square where Curtin residents, proud of their suburb, have gathered together on many occasions to participate in neighbourhood events.

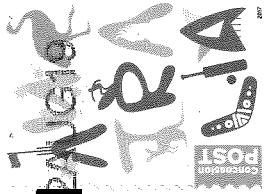
In addressing the Territory Plan, and Draft Variation 363, we would like to make the following observations:

- In specifically describing 'Desired Character', the Urban Village nature, with its sunlit courtyard and human scale building environment, should be clearly identified.
- Regarding sunshine in the Courtyard, readings taken at the Winter solstice are NOT representative of actual use of the Square; it would be more accurate to take reading at times of more *typical* use, during the Spring, Summer and Autumn solstices.
- The Draft Variation – with buildings to be constructed at the very perimeter of existing leases, will **not** provide sufficient space for foot traffic around the proposed new buildings, either for shoppers, tradesmen or delivery people, will provide dangerous situations, and should be reconsidered.

As a final comment, this constant variation/re-assessment of the needs of Curtin residents **Vs** the fiscal ambitions of wealthy leaseholders has gone on for far too long.

Give us our shops back.

[REDACTED]
[REDACTED]



CANB.ML

RECEIVED
13 AUG 2009
BY:

Territory Plan Section
EPSDD
GPO Box 158
CANBERRA ACT 2601

From: [REDACTED]
To: [Terrplan](#)
Subject: Comments on the proposed Variation to the Territory Plan for Curtin
Date: Friday, 16 August 2019 3:13:19 PM

Territory Plan Section, EPSDD

Reference: Draft Variation (number DV363 Curtin Group Centre)

1. Views from the east side of Curtin shopping centre, towards Red Hill. The Master Plan notes that these views help make the character of the Curtin centre but the variation proposes six storey buildings on land east of Allan and Theodore Streets. Development of these areas is supported but not at the expense of the character-enhancing views. Effective height limits should be determined so they will not impact on the outlook.
2. Strangeways Street future development should take into account the need for space not just for future buildings but also for pedestrian and cycle paths, and for trees to to be retained. A set-back of perhaps 3 metres would be desirable.
3. The desirability of keeping Curtin centre as an active meeting place, a village-like centre, has been repeated raised by residents and by the master plan. Any proposal which encroaches on sunshine into the square must be forbidden or the area will become a cold, unwelcoming area every winter.
4. The solar impact on the square is currently required to be assessed at 2.30pm at the winter solstice but this ignores the reality that the Curtin centre becomes vibrant every school day after 3pm when children and parents are visiting. This solar impact should be more realistic and set at 3.30pm.

[REDACTED]
Curtin
[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Comments on DV363 Curtin Group Centre
Date: Monday, 19 August 2019 9:42:57 AM

Dear ACTPLA

My comments are set out below. I live in Curtin

Commercial Zone

Sunlight in Curtin Square. Solar fence rule R9 page 9

The solar fence is good (5 metres). However limiting the assessment to only midwinter does not take account of Curtin square usage in Spring and Autumn particularly after school. Instead it should also be assessed at the Spring and Autumn equinox's from 9 am to 3.30.

This should also be applied to criterion C10 about sunlight in other adjacent public spaces.

Desired character on page 4

This should include the terms 'urban village', human scale' and 'sunlit central courtyard'. Currently these terms which were in the Curtin Master Plan have not all been included. This is important because the Desired Character is used to assess any building development outside the basic Rules and these terms have come up many times on Community Consultations

Building setbacks on Strangways street.

All buildings on Strangways Street where the Statesman Hotel is now, should be set back so that there is adequate room for pedestrians and cyclists and for trees to be planted. This is important so that there is space for pedestrians and cyclists to move. Trees would provide a consistent streetscape. The setback should be 3 metres

Residential zone issues RC2

Maintaining views to Red Hill for the commercial zone by limiting the heights of any residential development in area c (blocks with Martin Street boundary and Allan Street boundary). The views will be maintained if building height limits are set at a fixed height above sea level, such as 12 metres at the block boundaries on Allan Street and Theodore Street.

Regards

[REDACTED]
contact on this email address

From: [REDACTED]
To: [Terrplan](#)
Subject: Comments on DV363 Curtin group centre and adjacent residential areas
Date: Monday, 19 August 2019 3:49:13 PM

Dear Sir or Madam

Attention: The Territory Plan Section, EPSDD

I have the following comments about DV363 Curtin group centre and adjacent residential areas:

1 Solar access to central courtyard and adjacent public spaces

Assessing solar access to the central courtyard (R9) and adjacent public places (C10) at winter solstice and only between 9am and 2.30pm is too restricted. I have lived in Curtin for over 20 years, and my experience is that many people use the square, that this happens all year around but numbers increase in autumn and spring, and that people are there well after 2.30pm, especially during daylight savings. A better test would be at spring equinox between 9am and 3.30pm.

2 The 'desired character' of the Curtin Group Centre

The statement about the desired character of the Curtin Group Centre does not contain essential aspects that were emphasised in the Curtin Group Centre Master Plan. The term 'urban village' is used repeatedly in the Master Plan; indeed, it is the central part of the 'Vision' statement on page 49. On page 52 of the Master Plan, a heading refers to 'an attractive human scale urban village'. This is, in my opinion, the *primary* desired character. I suggest that the first dot point under the heading 'Desired character' of the Curtin Group Centre should be replaced with the following: 'an attractive human-scale urban village that offers a broad range of services and facilities, in particular a sunlit central courtyard, to diverse user groups in the area'.

3 Building setbacks on Strangways Street

The proposal that buildings have zero metre setback for commercial uses along Strangways Street (R13 a) ii) is totally inappropriate. Those buildings should have at least a 3 metre setback, to allow adequate room for pedestrians and cyclists and for trees to be planted.

4 Height of residential buildings

The proposal in R28 of a building height limit in residential areas of up to 6 storeys is too high. There should not be residential buildings above 4 storeys. Residential buildings that are higher than 4 storeys adversely affect privacy and amenity.

Yours sincerely

[REDACTED]

From: [REDACTED]
To: [Terrplan](#)
Subject: Draft Variation (number DV363 Curtin Group Centre)
Date: Tuesday, 20 August 2019 5:18:21 PM

I would like to comment on the Draft Variation (DV363) Curtin Group Centre.

I believe the Desired Character statement should include the terms 'urban village', 'human scale' and 'sunlit central courtyard' from the descriptions of character and vision in the Master Plan. These three aspects are consistent with and relevant to the current structures found at the Curtin Shops. Any changes to these issues is unnecessary, unwanted and detrimental to the future of the Centre.

I have no objection to buildings exceeding 2-3 storeys PROVIDING it fits in with the current surrounds and is appropriate to the particular location. Any building above this height would be totally out of place at the Curtin Shops.

Also, any new buildings on Strangways Street where the Statesman Hotel current sits should be set back so that there is adequate room for pedestrians and cyclists and for trees to be planted which will improve the temperature and visual aspect of the area.

The contribution of the views towards Red Hill to the character of the Centre is noted in the Master Plan. The proposed building height limit of up to six (6) storeys in the Martin St and Allan St boundaries will block these views. Therefore, the height of buildings in this area should be no more than 12 metres (approx 3 storeys).

I sincerely hope that residents are listened to on this very important issue. We have made our views clear time and time again - NO more than 2-3 storeys in this area. Please respect the wishes of the residents.

Thank you for the opportunity to make a comment on this issue.

[REDACTED]
Curtin resident

From: [REDACTED]
To: [Terrplan](#)
Cc: [REDACTED]
Subject: submission re Draft Variation (number DV363 Curtin Group Centre) addressed to the Territory Plan Section of EPSDD.
Date: Wednesday, 21 August 2019 2:20:08 AM

Dear Manager,

I would like to state that I am in agreement with the proposals put forward by Curtin Residents Association for variations and amendments to the proposed planning for redeveloping the Curtin shopping centre.

My main reasons for USING Curtin shops are as follows;

1. free plentiful and available car parking (compared to Woden shops)
2. convenient location (compared to Woden shops)
3. easy access (compared to Woden shops)
4. pleasant ambience of the shopping centre (compared to Woden shops)
5. safe 'village' feel to the area
6. has most of the services and goods that I need for day to day living

The main reasons I support the Curtin Residents Association re-development modification proposals, are;

1. upgrade the terrible public toilets often filthy with many of the original features broken.
2. astonishment caused by the ignorant closure of 1/3 of the shops by apparently ill governed building lessor.
3. to protect 'village nature' of the central square.
4. get better governance of the area so that closures in future of such long duration are avoided by Regulation changes.
5. restoration and improvement of number of businesses and shops in the curtin shopping centre within sensible and sensitive bounds.

[REDACTED]

Thank you for your attention.

Please do not hesitate to contact me for any further associated matters.

[REDACTED]

Comments on Draft Plan Variation No 363 – Curtin group centre and adjacent residential areas

Submission by 

1. Preliminaries

I have lived in Hughes and Curtin for 40 years ago and have used the Curtin Group Centre over that entire time. Over the last few years I have used this Centre, and particularly, Curtin Square – the central courtyard and its enclosing buildings – several times each week.

I use the shops, cafes and Post Office and I use the outdoor spaces – the courtyards – that are characteristic of Curtin Group Centre. These courtyards and particularly the larger central courtyard are an inextricable part of the value of the Group Centre to me and to the community. I usually walk to Curtin Square from my home; however I also drive and park there at least once each week.

My initial involvement with the Draft Master Plan for the Curtin Group Centre was with the community consultations in late 2015 and early 2016. I have continued to be involved in this process, including participation in the Community Panel for the Master Plan.

The release of a draft variation to the Territory Plan is welcome as it provides a specific proposal that the community can comment on. The draft should be refined and amended in several areas:

- the statement of desired character and its use in C8
- assessment of solar access to the central courtyard: R9 and c10
- maintaining views to Red Hill: building height controls for residential areas east of the commercial area (R28)
- building setbacks to protect the large eucalypts along Theodore Street adjacent to Block 6, Section 62: R13 and R14
- building setbacks on Strangways Street: R13

2. Statement of desired character and its use in C8 (Building heights)

I welcome the inclusion of a statement of desired character; however, the statement of desired character on page 1 of the draft Curtin Precinct Code does not reflect the role of the Curtin group centre, particularly the sunlit central courtyard, as an important social meeting place for the community and its role in providing community identity.

“character” in Criterion C8 (Building heights) should be applied as a strong control of built form.

2.1 The statement of desired character

The statement of desired character on page 1 of the draft Curtin Precinct Code does not reflect the role of the Curtin group centre, particularly the sunlit central courtyard, as an important social meeting place for the community and its role in providing community identity.

These elements have come-up time and time again during the development of the Curtin Group Centre Master Plan and the statement of desired character should be amended to incorporate them. This can be done by incorporating aspects of the vision for the Curtin group centre (page 49 of the Master Plan).

Curtin group centre is an active and inclusive meeting place for the local community. As a successful urban village, the centre will be easily accessible and will provide a convenient variety of businesses and services

It should be noted that some aspects of this vision (“easily accessible” and “provide a convenient variety of businesses and services”) have been included in the draft statement of desired character. The other elements should also be included in the statement of desired character.

The statement of desired character in the Curtin Precinct Code should be amended by adding this statement as the first point.

- It is a successful urban village with a sunlit central courtyard which contribute to making it an active and inclusive social meeting place for the community

Supporting material for section 2.1 is in Appendix 1.

2.2 References to “character” in Criterion C8 (Building heights)

The use of “future desired character” in C8(d) (i) is confusing: the word “future” should be removed. The reference to the statement of desired character will then be clear.

It is not clear what the term “local character” in C8 (b) is referring to. If C8(b) is designed to ensure coherence in built form then this should be made clear. Consistency with the desired character of the group centre is also essential.

Criterion C8 (b) should be amended to:

Buildings reflect the desired character of the group centre and the local character of other buildings in the CZ1 zone.

3. Solar access to the central courtyard: R9 and C10

I welcome the use of a 5 metre high ‘solar fence’ for its role in preserving solar access for the central courtyard of the group centre. It provides an operational rule that can be readily tested by current software tools.

The issue is that assessing overshadowing only at “winter solstice between 9:00am and 2:30pm.” as this does not reflect actual use of the central courtyard.

Assessment of overshadowing should be changed to reflect the actual pattern of use of this vital public space.

- The text for R9 should be changed with “winter solstice between 9:00am and 2:30pm.” replaced by “spring equinox (22 September) between 9:00am and 3:30pm.”
- The text for C10 should be changed with “winter solstice between 9:00am and 2:30pm.” replaced by “spring equinox (22 September) between 9:00am and 3:30pm.”

A light-filled central courtyard is critical to the value of this public space for the community and the attraction of Curtin for shopping, cafes and as a meeting and gathering place.

People of all ages meet and use the central courtyard during daylight hours throughout the year. It is 'owned' by the community and widely enjoyed for its convivial atmosphere and in constant use for casual meetings, readings, music making, social gatherings and community events. It is a major pedestrian thoroughfare and a safe, protected highly-valued space where children play and people "hang out" with their coffees and newspapers. These activities in the courtyard occur year-round and its sunlit disposition, especially in autumn, winter and spring, is critical to its value to the community and to making the shops an attractive destination.

Therefore, overshadowing must be assessed against the usual pattern of use of the courtyard – that is, throughout the year and throughout the day. Assessing overshadowing at an arbitrary and unrealistic time of the year and time of day that does not reflect the actual pattern of use of this vital community asset will degrade its critical role as a community space and the attraction of Curtin for shopping, cafes and as a meeting and gathering place.

Date of assessment

Assessing overshadowing only at winter solstice is arbitrary and is not effective for achieving an active community space throughout the year. While winter solstice may be the day of longest shadows, these shadows are only in one particular direction: as the sun moves between north and south with the changing seasons places in the courtyard that are not overshadowed at winter solstice will be overshadowed in autumn, spring or summer. Consequently, the use of winter solstice for assessing overshadowing is unrealistic as it does not reflect when good solar access matters most for community use – spring and autumn. Controlling to the spring date should also provide sufficient control of shadowing in winter.

Times for assessment

Assessing overshadowing only up until 2:30pm ignores the critical role the courtyard plays as a safe place for children and teen-agers to meet after school and socialise, often while parents and carers are shopping. This contributes to making the period after 3pm one of the busiest times of the day for use of the courtyard. Consequently, 3pm and later are critical times for solar access.

4. Maintaining views to Red Hill: building height controls for residential areas east of the commercial area (R28 Building heights, Curtin residential areas)

Several key views and vistas are considered in this master plan as they are deemed to contribute to the character of the centre.

- *From the north-eastern corner of the retail core, there are hilltop views to Red Hill,*
Curtin Group Centre Master Plan, pages 28 to 31

The issue: the building height controls for residential areas east of the commercial area need additional controls to maintain views towards Red Hill that contribute to the character of the Curtin group centre.

The contribution of views towards Red Hill to the character of the Centre is noted in the Master Plan – see above. The proposed building height limit of up to 6 storeys in area c

(blocks with Martin St boundary and with Allan St boundary), will block these views: see Figure 5 (page 15) and R28 (page 14). The views will be maintained if building height limits in these areas (Sections 10 and 15, Curtin) are set to a fixed height above sea level, such as the height above sea level of 3 storey buildings (12 metres) at the block boundaries on Allan St and Theodore St. Sections 10 and 15 slope steeply to the east and so this limit would allow buildings substantially higher than 12 metres toward the Yarra Glen side of the sections.

R28 should be changed by adding:

The maximum height of a building for Section 10, Curtin is the height above sea level equal to 12 metres above datum ground level at the Allan St boundary.

AND

The maximum height of a building for Section 15, Curtin is the height above sea level equal to 12 metres above datum ground level at the Theodore St boundary.

5. Building setbacks to protect the large eucalypts along Theodore Street adjacent to Block 6, Section 62: R13 and R14

BLOCK 6 SECTION 62 CURTIN (STATESMAN HOTEL SITE)

Provide a building setback (minimum 6 metres) from Theodore Street block boundary to protect the existing large eucalypts. These trees contribute to the centre's character and provide a green 'buffer' to the nearby residential development.

Curtin Group Centre Master Plan, page 62

Issue one: inconsistencies in the specification of building setbacks Block 6, Section 62.

A building setback of 6 metres from the Theodore Street block boundary is shown for both areas C1 and C2 of Block 6, Section 62 in Figure 3 on page 9 of the draft Curtin Precinct Code; however, the corresponding text of R13 on page 7 only specifies a building setback from the Theodore Street boundary for area C2.

The omission of text referring to a building setback of 6 metres from the Theodore Street block boundary for area C1 should be rectified.

The text for R13(a)(i) should be changed to:

buildings, including basements, are set back a minimum of 6 metres from the Theodore Street boundary, and a minimum of 3 metres from all other existing block boundaries of Block 6 Section 62 and from the boundary of the water easement as shown in figure 3.

Issue two

R14, page 8 of the draft Curtin Precinct Code, allows a raised courtyard that is setback a minimum of 2 metres from the Theodore Street front block boundary for the whole area C as shown in figure 3. This may conflict with preserving the existing large eucalypts along this boundary. Additional text should be added to R14 to ensure that these eucalypts are protected.

Add a new paragraph to R14

R14 (e) The raised courtyard must be constructed to (1) preserve existing large eucalypts along Theodore Street adjacent to Block 6, section 62 and (2) allow new eucalypts to be planted when the existing eucalypts reach the end of their life.

6. Building setbacks on Strangways Street: R13

Improve the streetscape of Strangways Street to create a more pedestrian-oriented and slow-speed vehicle environment. This could include additional plantings of large canopy shade trees, upgraded signage, improvements to verge pavements and building awnings incorporated as part of new commercial development.

Curtin Group Centre Master Plan, page 76

The issue: Allowing buildings for commercial uses on Strangways Street to have zero metre setback (R13(a)(ii) and figure 3) will not allow adequate room for pedestrians and cyclists and for trees to be planted. This is inconsistent with the statement of desired character – *Pedestrians and cyclists will be able to access the centre safely and efficiently* – and will prevent plantings of large canopy shade trees along a significant section of Strangways Street. A setback that will allow planting large canopy shade trees would provide a consistent streetscape and help ameliorate the heat island effect in the group centre, which will be of increasing concern with climate change.

Consequently, all buildings on Strangways St on the site now occupied by the Statesman Hotel should have a 3 metre setback so that there is adequate room for pedestrians and cyclists and for trees to be planted.

R13(a) should be changed by deleting section (ii)

Figure 3 should be changed by removing the dotted line that indicates “0m setback permitted for commercial uses from block boundary at ground level”.

Appendix 1: Supporting material for Section 2.1 – The statement of desired character

Key messages in the **Engagement Report for the Curtin Master Plan** [emphasis added]:

- Curtin is an active centre and valued community hub, with 51% of respondents visiting the centre daily and 36% visiting it once or twice a week.
- The centre is used for a variety of services and facilities. People use the centre primarily for shopping (33%), socialising (20%), dining (15%) and visiting health services (14%). Some comments of ‘other uses’ were volunteering and community meetings.

Master Plan

Page 6

The central courtyard and pedestrian-only spaces play an important role for the community, allowing people to relax and enjoy the centre, and providing meeting and market spaces.

Page 7

Identifying future upgrades in the public domain and western open space, including new entry signage, cultural heritage signage and public art that can further add to the character of the centre as a place for people to shop, meet and socialise [emphasis added]

Page 52

The sunlit central courtyard is an important social meeting space for the community and will continue to function as a space for community activities and markets.

Page 108

The centre is a well-used community hub and a vibrant meeting place. The diversity of land and building uses, shaded central courtyard, subsidiary green spaces with good solar orientation and strong sense of community help enhance this character. It is a convenient place to run personal errands but is a popular destination—particularly on weekends—for people to spend time relaxing in the courtyards or in one of the cafes. The central courtyard and adjoining walkways are the heart of community life and activity.

Notice of decision DA 201630437 15 February 2017

Page 3

The view was formed that the community courtyard functions as a primary gathering place in the group centre, serves to bring people together, and provides community identity to the Curtin community.



THE UNITING CHURCH OF ST JAMES, CURTIN

Minister in Placement: Rev. Chris Lockley

P.O.Box 1, Curtin. ACT 2605

Ph/Fax/Ans: 6282 3363 (office) [REDACTED]

Email: stjames.uca@gmail.com

Dear Sir or Madam

Comment on *Draft Variation to the Territory Plan No 363 - St James Uniting Church Curtin.*

Thank you for the opportunity to comment on the *Draft Variation*.

Proposed building heights, setbacks and access conditions for property belonging to the Uniting Church in Curtin (Block 1, Section 15 – the block) are set down at pp 19-20 of the draft document. Our comments relate to the proposed building setbacks. These are 6 metres for the side of the block facing Theodore Street and 4 metres for each of the Carruthers and Martin Street sides. [A 4 metre setback is also proposed for the short eastern boundary.] In our view these proposed setbacks are unnecessarily wide because (i) the block is already distant from the road on account of wide easement; and/or (ii) distant from the other side of the road on account of an unusually wide road and/or easement. The combined effect of the proposed setbacks is to detract significantly from the development potential of the block.

A feature of the block is the very wide water easement along the Martin Street boundary. In fact the easement is much wider than the street, wide enough for the Master Plan to recommend it be the route for a wide shared path. As illustrated at p80 of the Master Plan, the path would have a line of trees on either side, effectively screening the block from the Martin Street side. In these circumstances it seems wasteful to require a setback of another 4 metres. In our view, a 2-metre setback on the Martin Street side would more than adequate.

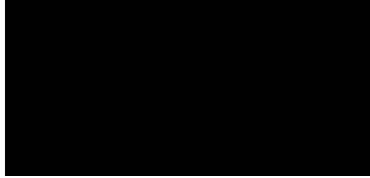
It would be sensible to carry a 2-metre setback on Martin Street around to the short boundary on the eastern side of the block. For this side of the block, which faces onto vacant public land sloping down to Yarralumla Creek/drain, it is difficult to see any case for a setback wider than 2 metres.

The setback proposed for the side of the block facing Theodore is, we acknowledge, the same as proposed for the hotel site where it faces onto Theodore from the other side of the road but a little to the south. We would observe, however, that Theodore Street itself broadens out considerably beyond the hotel as it nears the junction with Carruthers, adjacent to the block.

Carruthers Street is a very - indeed extravagantly - wide road with a wide traffic island in the middle and unutilised (hatched) areas on the side of the road. In addition, the easement where the block faces onto Carruthers is quite wide (wider than facing Theodore but narrower than facing Martin). The Master Plan calls for an avenue of trees along Carruthers for which there is ample room on either side of the street and which would screen the block from the Carruthers Street side. The situation does not warrant a wide setback. We suggest 2 metres would be adequate.

We **recommend** that *Draft Variation to the Territory Plan No 363* be amended to incorporate a 2-metre setback along the Martin Street and the short eastern boundaries of the block. We also ask that consideration be given to a 2-metre setback along Carruthers Street.

Yours faithfully



Chair, St James Uniting Church Council

21 August 2019

From: [REDACTED]
To: [Terrplan](#)
Subject: Curtin Shops Garden Group - comments on draft Variation 363
Date: Wednesday, 21 August 2019 12:38:57 PM

To the Territory Plan Section, EPSDD

Thank you for the opportunity to comment on the draft Variation to the Territory Plan No 363. Comments from the Curtin Shops Garden Group are provided below.

Kind regards

[REDACTED]

Co-Convenor

Curtin Shops Garden Group

21 August 2019

Comments from the Curtin Shops Garden Group on the proposed variation to the Territory Plan for Curtin

The Curtin Shops Garden Group is a group of Curtin residents who seek to improve the public spaces and gardens around the Curtin shops and to protect and plant trees throughout the suburb. The Group has previously made submissions as part of community consultation on the Curtin Group Centre Master Plan in 2015, 2016 and 2018. We participated in the Community Panel discussions in 2018.

A theme of our submissions on the Master Plan has been the importance to the Curtin community of the village-like atmosphere and human scale of the shopping centre with its sunlit courtyards, walkways, trees, shop frontages and awnings. The centre is valued not just as a place to shop but as a meeting place. Indeed we believe these features have been an important contributing factor to the strength of local community. The need to retain and improve these features came through strongly in community consultation in connection with the Master Plan over several years and indeed feature prominently in the final Master Plan. It came then as surprise that the *Desired Character* statement at p4 of the document scarcely mentions these features. We strongly recommend that the *Desired Character* statement be amended to include phrases from the statement of Vision at p49 of the Master Plan (an active and inclusive meeting place for the local community; a successful urban village) and the words highlighted on p48 of the Plan (the central courtyard will continue to achieve high levels of sunlight ... and be a desirable place for social interaction and community activity).

The group has also argued over several years for better protection of existing trees in the shopping area and for more and improved public gardens. We accept the need for some of the grassed areas on the eastern and western sides of the shopping centre to be converted to car parking spaces but would stress the importance of retaining the existing large trees in these areas. In particular there is a small copse of pencil pines on the western side and four large trees (three eucalypts and one deciduous) on the eastern side. On our reading of Figure 1 at p5 of the document, the pencil pines and two of the eucalypts seem to be included in an area described as "surface car parking retained". (The third eucalypt and the deciduous tree appear to be either side of the proposed east-west path and are therefore presumably safe from a car park designation.) Aside from the fact that some of the area marked is at present grassed not car parking, we oppose any suggestion that the areas around these trees should be defined as car parking. They ought be defined in the Territory Plan as "park" or "garden" with these areas protected in perpetuity.

From: [REDACTED]
To: [Terrplan](#)
Subject: Draft Variation (number DV363 Curtin Group Centre)
Date: Wednesday, 21 August 2019 1:20:37 PM

Territory Plan Section of EPSDD

I make the following comments in relation to this proposed variation.

1. **Sunlight in Curtin Square**

Assessing solar access to the Square at midwinter day (winter solstice) and only up between 9 am and 2.30pm is too restrictive and does not reflect how the Square and nearby public spaces are used. The re-introduction of a 5-metre 'solar fence' in the Precinct Code (rule R9 page 9) provides a clear test of a building design by requiring it to show that it casts no more shadow than a notional 5-metre high fence on that boundary of the courtyard. However the proposed code requires overshadowing to be assessed only at midwinter day (winter solstice) and only up until 2.30pm. This does not reflect how the square and nearby public spaces are used: the need for sunlight in the square is for spring and autumn, and up until 3.30pm, when schoolchildren and their carers are using the square. A better test would be at the spring equinox (22 September), and from 9 am to 3.30pm AEST. The same date and time should apply to criterion C10 about sunlight in other adjacent public spaces.

2. **The 'desired character' of the Curtin Group Centre** : The statement should include the terms 'urban village', 'human scale' and 'sunlit central courtyard' from the descriptions of character and vision in the Master Plan.

The 'desired character' of a place in the Territory Plan is very significant. Any building development application that goes outside the basic Rules is assessed for being 'compatible with the desired character'.

The Draft Variation contains a statement of the Desired Character of the Curtin Group Centre on page 4. This has taken one statement from the Master Plan, but has omitted several important aspects which the Master Plan also uses to describe the character:

- Curtin group centre is an active and inclusive meeting place for the local community... a successful urban village ... a human-scale village character ... sunlit central courtyard.

These aspects of the Curtin Group Centre—the 'urban human-scale village' and 'sunlit central courtyard'—have come up time and time again in the Government's consultation with the community about what the community values, and they should be included in the Desired Character section of the new Curtin Precinct Code, at page 4 in the Variation.

3. **Building setbacks on Strangways Street**: All buildings on Strangways Street on the site now occupied by the Statesman Hotel should be set back so that there is adequate room for pedestrians and cyclists and for trees to be planted.

The proposal in the Draft Variation is that commercial buildings along Strangways Street have no setback from the block boundary and that residential buildings have a 3-metre setback (pages 7–9). If there is no setback then there will not be enough space along the street for pedestrians and cyclists and for trees to be planted. The trees would provide a consistent streetscape and help ameliorate the heat island effect in the Group Centre, which will be of increasing concern with climate change. So, a 3-metre setback will be required for all uses.

4. **Residential zone issues RC2 Maintaining views to Red Hill**: the building height controls for residential areas east of the commercial area need additional controls to maintain views towards Red Hill that contribute to the character of the centre.

The contribution of views towards Red Hill to the character of the Centre is noted in the Master Plan. The proposed building height limit of up to 6 storeys in area c (blocks with Martin Street boundary and with Allan Street boundary), will block these views: see Figure 5 (page 15) and R28 (page 14). The views will be maintained if building height limits in these areas are set to a fixed height above sea level, such as the height above sea level of 3-storey buildings (12 metres) at the block boundaries on Allan Street and Theodore Street. The slope of the land still allows higher buildings in area c, but with better constraints.

Thank you for consideration of these matters.

[REDACTED]
[REDACTED]
[REDACTED]

Curtin Residents Association Inc.

ACT Registered Number A05746

Submission to ACT Planning and Land Authority on DVD 363 Variation to Territory Plan for Curtin Group Centre

21 August 2019

These comments are submitted by the Curtin Residents Association. The Association's objectives include enhancing the residential, suburban, social and environmental qualities of Curtin, consistent with the distinctive character of Curtin; and fostering participation in ACT planning for land management, transport, services, town planning and community spaces, consistent with Curtin's open community residential settings, urban village central precinct and the ACT Garden City objectives. The Association has over 175 members.

The Curtin Residents Association welcomes the progress being made to incorporate the Master Plan, resulting from five years' community consultation, into the Territory plan.

Many of the figures, rules and criteria in the variation successfully include the features of the Master

Plan that when enforced will help positive development of a place for active, attractive community life and commercial activity.

Our comments below are of two kinds:

- A. Apparent drafting errors which are evident in internal inconsistencies
- B. Important development and design control criteria that appear clear in the Master Plan and related reports but are missing from the draft variation.

A. Drafting errors in the draft variations

1. In *RC1 - Curtin Group Centre Figure 4 (Active frontages and main pedestrian areas)* shows a pedestrian area that covers section 62 block 20 where there is currently a building (occupied by Canberra and District Historical Society); and shows a dog-leg in the primary active frontages line across the middle of this pedestrian area, indicating the boundary of block 21 and block 20.

We suggest that the pedestrian zone be corrected to be consistent with the presence of a building on block 20. (shown **BLUE** in modified fig. 4 below) - or the frontage corrected to show that no building is intended for this site in future.

PO Box 261, Curtin 2605

President [REDACTED]
info@curtinresidents.asn.au

[REDACTED]
www.curtinresidents.asn.au

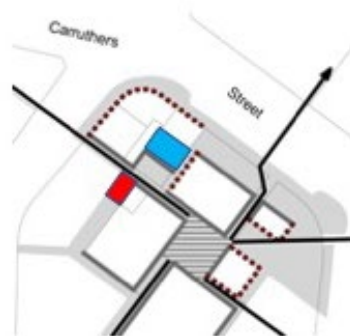


Fig 4. Modified, detail Active frontages and pedestrian areas,

2. In RC1 – Curtin Group Centre figure 4 (Active frontages and main pedestrian areas) shows a main pedestrian area on the north-west side of section 62 block 7, but the area does not extend across the NW side of the immediately adjacent block 26 (the newly created block currently occupied by public toilets).

We suggest that the pedestrian area be extended to join with the area to the north and north-east of block 26 (shown RED in modified fig. 4 above).

B. Development and design criteria

1. Desired character and building heights
(attachment B RC1 – Curtin Group Centre page 1, and C8)

We welcome the inclusion of a statement of desired character in the precinct code. The statement in the draft supports the development of the Centre to offer a range of services and facilities for diverse users, housing options, commercial business, evening activities, active access and connections.

2.1 Building Heights, Criterion 8: We strongly believe that in Criterion 8 (building heights for area ‘b’) the use of “character” should be applied as the predominant controlling factor, rather than a secondary controlling factors for clauses (a), (b), and (d) relating to solar access, visual assessment of impact (including the desired character of the centre, and minimised potential impact on surrounding landscape character and public spaces including the courtyard). This factor should override any implication that the stated maximum height buildings of 5 storeys, 18 metres should be a normal height considered for buildings in this area.

We urge that the wording of these clauses be given careful consideration because these are very likely to be the key points in future development applications.

Desired Character statement: the issue is that the draft desired character statement focuses on activity, and excludes significant terms that appear prominently in the Master Plan that characterise the Centre as a place. The desired character should include the properties of buildings in locations in the place, including the terms “urban village,” “human scale” and “sunlit central courtyard” which appear in the descriptions of character and vision in the Master Plan.

Under the heading Desired Character the introduction under the heading RC1 – Curtin Group Centre should **add three clauses** as follows:

- An active and inclusive meeting place
- A human scale urban village
- It is to provide a sunlight central courtyard

PO Box 261, Curtin 2605

Why add these clauses? the Desired Character statement in the draft code has used only one paragraph and missed others that the Master Plan uses to describe the character of the Group Centre. In a section headed *The New Vision* the Master Plan says

- Curtin group centre is an active and inclusive meeting place for the local community. ... a successful urban village ... a human-scale village character ... sunlit central courtyard.

[*The New Vision*, page 7, Curtin Group Centre Master Plan]

These aspects of the Curtin Group Centre – the “urban human-scale village” and “sunlit central courtyard” – have come up time and time again in the Government’s consultation with the community about what the community values. These aspects are a significant contribution to Curtin as a living, working, social place. They should be included in the Desired Character section of the new Curtin Precinct Code.

The “desired character” of Curtin Group Centre as a place in the Territory Plan is very significant. Criterion C8(d)(i) requires that a development is supported by a visual assessment that shows that it positively contributes to the desired character (among other things). Clause (b) requires that buildings “reflect the local character of the group centre”. Clause (d)(iii) requires “to minimise impact on surrounding landscape character and public spaces, including the central courtyard”.

For clause (b), given the absence of any other definition of “local character” in the Precinct Code, this clause should be enhanced by including both a direct reference to the “desired character,” and referring to the local character of other buildings in the precinct. One notable characteristic that should be regarded as local character is described in Rule R26, namely the deep awnings that are extensions of the rooflines of current buildings around the courtyard and on their other frontages. Other characteristics of local character are design “feel”, such as single storey buildings with simple rectangular footprint and pitched roofs. **A reference to both desired character and local character should be captured explicitly in Criterion 8.**

In Criterion C8 clause (b) the words “local character” must be *extended* with “desired character of the group centre” and the reference for the “local character”:

- b. Buildings reflect the desired character of the group centre and the local character of other buildings in the precinct.

2. Building heights and solar access

(attachment B RC1 – Curtin Group Centre 2.1, 2.2, fig.2, R9 and C10)

We welcome the concept of the 5m high ‘solar fence’ for its role in preserving solar access. It provides an operational rule that can be readily tested by current software tools for proposed building envelopes at their intended position.

The issue is that measuring overshadowing only at “winter solstice between 9:00am and 2:30pm” does not reflect actual use of the central courtyard.

The **text for R9** should be changed to **replace** “winter solstice between 9:00am and 2:30pm.” by “spring equinox (22 September) between 9:00am and 3:30pm.”

The **text for C10** should be changed to **replace** “winter solstice between 9:00am and 2:30pm.” by “spring equinox (22 September) between 9:00am and 3:30pm.”

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Sunlight access to the central courtyard, ensuring it is light-filled, is critical to its role as a community space and to the attraction of Curtin as a place for shopping, cafes, meeting and gathering. Therefore, overshadowing must be assessed against the usual pattern of use of the courtyard – that is, throughout the year and throughout the day. Assessing overshadowing at an arbitrary and unrealistic time of the year and time of day that does not reflect the actual pattern of use of this vital community asset will degrade its critical role as a community space and the attraction of Curtin for shopping, cafes and as a meeting and gathering place.

1. **Date of overshadowing.**

Using only the winter solstice to assess overshadowing is an arbitrary date that is not effective to achieve the zone purposes of an active community space. This date is unrealistic because although the winter solstice is the day of longest shadows, they are not indicative of the overshadowing at periods and times when it has its worst social effect. The overshadowing that matters for community use extends over the morning and particularly the mid-afternoon of days in autumn and spring. As the sun moves across the sky on higher and lower paths and on an arc further towards the south with the changing seasons, places in the courtyard that are not overshadowed at noon winter solstice will be overshadowed at other times of day in these seasons of high community activity. The spring equinox is a better indicative date than mid-winter for assessing shadowing for extended spans of the year in both spring and autumn. Controlling to the spring date should also provide sufficient control of shadowing in winter.

2. **Time of day**

Assessing overshadowing only up until 2:30pm ignores the critical role the courtyard plays as a safe and attractive place for children and teen-agers to meet after school and socialise, often while parents and carers are shopping. This contributes to making the period after 3pm one of the busiest times of the day for use of the courtyard. Consequently, 3pm and later are critical times for solar access.

The central courtyard is the heart of the Curtin shopping precinct. People of all ages meet and use the central courtyard during daylight hours throughout the year. It is 'owned' by the community and widely enjoyed for its convivial atmosphere and in constant use for casual meetings, readings, music making, social gatherings and community events. It is a major pedestrian thoroughfare and a safe, protected highly-valued space where children play and people "hang out" with their coffees and newspapers. These activities in the courtyard occur year-round and its sunlit disposition, especially in autumn, winter and spring, is critical to its value to the community and to making the shopping precinct an attractive destination.

The sunlit central courtyard is an important social meeting space for the community

Master Plan page 52

The view was formed that the community courtyard functions as a primary gathering place in the group centre, serves to bring people together, and provides community identity to the Curtin community.

Notice of decision DA 201630437 15 February 2017 page 3

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During the Curtin Master Plan consultations, respondents rated the central courtyard as the second most successful feature of the Curtin Group Centre (53%).

One of the CRA submissions expanded on this point: *People of ALL ages meet and use the central courtyard during daylight hours throughout the year.* This submission mentioned the number of nearby schools (3), day-care facilities (2, soon to be 3), aged-care homes (2) and QEII facility all of which contributed to its use throughout the day, but particularly after 3pm.

3. Building setbacks and existing large trees
(attachment B RC1 – Curtin Group Centre 2.3 Building Heights – Area C R13 and R14)

The Master Plan says “Provide a building setback (minimum 6 metres) from Theodore Street block boundary to protect the existing large eucalypts. These trees contribute to the centre’s character and provide a green ‘buffer’ to the nearby residential development.”

In the draft variation Figure 3 shows a setback of 6 metres from Theodore St for areas C1 and C2, but Rule R13 covers the Theodore St boundary only for area C2 in clause (b).

4. Building height controls and views towards Red Hill
(attachment C RC2 – Curtin Residential Areas)

the building height controls for residential areas east of the commercial area need additional controls to maintain views towards Red Hill that contribute to the character of the Curtin group centre.

Add to R28:

The maximum height of a building for Section 10, Curtin is the height above sea level equal to 12 metres above datum ground level at the Allan St boundary.

and

The maximum height of a building for Section 15, Curtin is the height above sea level equal to 12 metres above datum ground level at the Theodore St boundary.

The contribution of views towards Red Hill to the character of the Centre is noted in the Master Plan.

Several key views and vistas are considered in this master plan as they are deemed to contribute to the character of the centre.

- *From the north-eastern corner of the retail core, there are hilltop views to Red Hill*

[Curtin Group Centre Master Plan, pages 28–31]

The draft proposed building height limit of up to 6 storeys/21 metres in area ‘c’ of figure 5(blocks with Martin St boundary and with Allan St boundary), will block these views. To maintain these views the building height limits should be set to a fixed height above sea level, such as the height above sea level of 3 storey buildings (12 metres) at the block boundaries on Allan St and Theodore St. Sections 10 and 15 slope steeply to the east, and so this limit would not prohibit the buildings to be higher than 12 metres on the downhill side of the sections towards Yarra Glen.

PO Box 261, Curtin 2605

5. Zoning changes

(Proposed Amendment to Territory Plan Maps)

- a. We support the **change of zoning** of section 63 block 7 (triangular patch on SW corner of the intersection of Carruthers St and Strangways St) to PRZ1 Urban Open Space. This agrees with the current use of the block and opens it to the possibility of imaginative planting and some land-forming to enhance the visual appeal and quality of the pedestrian and bicycle approach to the centre.
- b. We support the **change of zoning** of the southern portion of section 62 block 24 (adjacent to block 6, the existing Statesman Hotel) from CZ1 to CZ2 and the introduction of rules related to development in this area. Our comments on setbacks for buildings in this area are above (Building Setbacks).

PO Box 261, Curtin 2605

President [REDACTED]
info@curtinresidents.asn.au

[REDACTED]
www.curtinresidents.asn.au

[REDACTED]
[REDACTED]
[REDACTED]
20 August 2019

Territory Plan Team
Environment, Planning and Sustainable Development Directorate
GPO Box 158
Canberra ACT 2601
e: terrplan@act.gov.au

Draft Variation to the Territory Plan No 363: Curtin group centre and adjacent residential areas: Zone changes and amendments to the Curtin Precinct Map and Code

I am interested in the future of the Curtin group centre and wish to see the best outcome primarily for the residents of Curtin but also for the traders operating in the centre. I have been a resident of Curtin for 29 years.

The variation proposes some significant changes to the Territory Plan. I support the need to update the Territory Plan to reflect societal changes. However, I request the following considerations.

1. Proposed changes to the Territory Plan map (2.4.1, *Draft Variation, page 8*)

Rezoning Block 7 Section 63 from CZ3 and RZ4 to PRZ1: I support this variation because it is in the interests of the community and the traders to improve pedestrian and bicycling access to the Curtin group centre.

Rezoning part of CZ1 that is south of the water easement to CZ2: I support this variation to move the focus of this area to largely offices and similar in order to maintain the public use and commercial focus on the central square. However, I submit that the existing green spaces in the CZ1 zone also be rezoned as PRZ1. These existing green spaces are: (a) the green space (Block 21 Section 62) in front of the office of the Canberra & District Historical Society; (b) the garden and green areas fronting Carruthers Street (Block 9 Section 62 and the northern part of Block 27 Section 62); (c) the treed green area between the veterinary clinic and the post office (part of Block 27 Section 62).

2. Proposed changes to the Territory Plan (2.4.2, *Draft Variation, page 8*)

Setbacks above one and two storeys: I support this variation as it should allow solar access for more hours of the day and reduce any possible wind-tunnel effect around the centre.

Provision of planning and design guidance or specific sites in the centre: I support this but ask that the provision of guidance be extended to all new developments in the centre, with the aim of ensuring that the unique character and ambiance of Curtin group centre is retained.

Requirement that development along main pedestrian areas to provide glazing, public entry points and awnings to retain and enhance the pedestrian character of the centre: I support this to help make the group centre more people-friendly.

Requirement to protect existing trees along Theodore Street: I support this but ask that **all** existing trees in the Curtin group centre be protected. The trees are an important element in the character and amenity of the Curtin group centre.

3. Desired character (RC1—Curtin Group Centre, *Attachment B, page 1* and Element 2 Buildings, C8, *Attachment B, page 4*)

The 'desired character' of a place in the Territory Plan is very significant. Any building development application that goes outside the basic rules is assessed for being 'compatible with the desired character'. Therefore the statement on the 'desired character' should specify what is meant by 'desired character' and include the terms 'urban village', 'human scale' and 'sunlit central courtyard' from the descriptions of character and vision in the Master Plan.

Buildings reflect the local character of the group centre (C8 (b)); Development is supported by a visual assessment that provides: (i) Analysis of the group centre and surrounding landscape character to demonstrate how the development positively contributes to the future desired character of the group centre, primary pedestrian routes, streetscape character and nearby development; (ii) Analysis of key views, at the pedestrian level, to demonstrate how the proposal has been designed to consider key views into the centre and from key locations in Curtin; (iii) Evidence outlining how the proposal is designed to minimise potential impacts on the surrounding landscape character and public spaces, including the central courtyard (C8 (d)(i), (ii), (iii)). This quoted text has included one statement from the Master Plan but has omitted several important aspects which the Master Plan also uses to describe the character, such as: Curtin group centre is an active and inclusive meeting place for the local community... a successful urban village... a human-scale village character... sunlit central courtyard.

These aspects of the Curtin Group Centre—the ‘urban human-scale village’ and ‘sunlit central courtyard’—have been reiterated repeatedly in the ACT Government’s consultation with the community about what the community values. They are a significant contribution to the Curtin group centre as a community hub, a good place to shop and socialise, and therefore should be included under ‘desired character’ in the new Curtin Precinct Code (RC1—Curtin Group Centre, *Attachment B, page 1*).

Given the absence of any other definition of ‘local character’ in the Curtin Precinct Code, C8 (b) should be enhanced by including both a direct reference to the ‘desired character’, and referring to the local character of other buildings in the precinct. A characteristic of local character is the design ‘feel’, such as one-storey buildings with simple rectangular footprints and pitched roofs clad in ‘longline’ steel. **A reference to both desired character and local character should be captured explicitly in C8.**

In C8 (b) the words ‘local character’ must be *extended* with ‘desired character of the group centre’ and the reference for the ‘local character’, as in: ‘Buildings reflect the desired character of the group centre and the local character of other buildings in the precinct’.

I have noticed that the current cantilevered awnings contribute greatly to the distinctive character of the Curtin group centre, and it is good to see that their importance is incorporated in R26.

4. Building setbacks and solar access to the central courtyard (Element 2 Buildings, 2.2, 2.3, 2.8 & 2.10, *Attachment B, pages 4–13*)

Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence... (R9): I welcome the return of the concept of the ‘solar fence’. However, I submit that the number of hours of solar access to the central square be reconsidered to take into account the times of day that the square is most often used. That is, the text:

Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the datum ground level at the boundary adjoining the central courtyard shown in figure 2 at winter solstice between 9:00am and 2:30pm.

should be changed to:

Buildings do not overshadow the central courtyard beyond the shadow cast by a notional 5 metre high fence measured from the datum ground level at the boundary adjoining the central courtyard shown in figure 2 at the winter solstice between 9:00am and 3:30pm.

The proposed code requires overshadowing to be assessed only at the winter solstice. This also does not reflect how the square and nearby public spaces are used: the need for sunlight in the square is for spring and autumn, and up until 3.30 pm, when schoolchildren and their carers are using the courtyard. The date for assessing the shadow cast by the solar fence would be better set at the spring equinox (22 September), and from 9 am to 3.30 pm AEST.

The same date and times should apply to C10 about sunlight in other adjacent public spaces.

Development above one storey is set back a minimum of 3m from each boundary adjoining the central courtyard shown in Figure 2 (R11). I submit that this should also apply to the laneway between Block 7 and Block 25 Section 62, to obviate any possible wind-tunnel effects. Additionally, it should apply to any building that has not started construction as at 10 July 2019, as an extension of the requirements for development applications set out in 2.7 Interim effect.

Buildings facing Strangways Street and Theodore Street in Area C (Figure 3) have minimum specified setbacks at ground level (R13). Buildings, including basement, can have zero metre setback for commercial uses along Strangways Street to the extent shown in figure 3 (R13 (a)(ii)). For residential development located on the ground floor level for Area C shown in figure 3, the development must comply with the following: (a) to be setback a minimum 3 metres from the front block boundary facing Strangways Street to allow for a raised courtyard and landscaping; (b) to provide a ground floor courtyard that is raised 600–900mm above the verge level with the courtyard being setback a minimum 2 metres from the Theodore Street front block boundary and a minimum 800mm from the Strangways Street front block boundary (R14 (a), (b)). All buildings on Strangways Street and Theodore Street in Area C (Figure 3) should be set back so that there is adequate room for pedestrians and cyclists, and for trees to be planted. I submit that a setback of at least 3 metres is required for all uses, whether commercial, business or residential. In particular, the statement that commercial buildings along Strangways Street need have no setback from the block boundary should be amended to allow for a minimum 3-metre setback. This is to allow for enough space along the street for pedestrians and cyclists, and for trees to be planted. The trees would provide a consistent streetscape and help ameliorate the heat island effect in the Curtin group centre, which will be of increasing concern with climate change.

For buildings located along primary active frontage areas shown in figure 4, frontages and building design comply with all of the following... (R20 (a), (b)). For buildings located along secondary active frontage areas shown in figure 4, frontages and building design comply with all of the following... (R20 (a), (b)).

1. The north-west-facing frontage on the building at Block 2 Section 62 is designated 'secondary'. I submit that this should be changed to 'primary active frontage' for two reasons: it would reflect the nature of the existing frontage and would ensure that this nature is maintained in any future development, for example, the current cantilevered awnings would be retained (R26); and it would ensure that the frontage, which faces the green space in Block 21 Section 62, has the potential to become even more active, vibrant and people-friendly.

2. The south-east-facing frontage on the Coles supermarket building, Block 25 Section 62, and the surgery Block 8 Section 62, appears in Figure 4 to have a primary active frontage of 36%. It should have at least 50% of the frontage designated 'primary active frontage' so that it reflects the nature of the existing frontage and would ensure that this nature is maintained in any future development, for example, the current cantilevered awnings would be retained (R26). Ideally, the entire frontage would be designated 'primary active frontage' to ensure awning protection from the weather (sun, rain and hail) for people using the adjacent carpark.

4. Building setbacks and solar access to the central courtyard (Element 3 Building heights, 3.1, Attachment C, pages 14 & 15)

This rule applies to the areas shown in figure 5. The maximum height of building for: (a) area 'a' is up to 3 storeys with a maximum height of 12 metres above DGL; (c) area 'c' is up to 6 storeys with a maximum height of 21m above DGL. Area 'a' and 'c' for Block 1 Section 15 Curtin are measured 21 metres from the mid-point of the block boundary on Theodore Street, 29m from the mid-point of the boundary along Carruthers Street, intersect by the line drawn from the front block boundary of Block 8 Section 17 Curtin facing Parker Street (R28 (a), (c)).

I submit that a 6-storey building is too tall for area 'c', despite the required setback. The contribution of views towards Red Hill to the character of the Centre is noted in the Master Plan. The proposed building height limit of up to 6 storeys in area 'c' (Block 1 Section 15) will block these views. The views will be maintained if building height limits in these areas are set to a fixed height above sea level, such as the height above sea level of 3-storey buildings (12 metres) at the block boundaries on Allan Street and Theodore Street. The slope of the land still allows higher buildings in area 'c' but with better constraints. The residences on Martin Street would be then be less likely to suffer diminished solar access in winter, and the building on Block 1 Section 15 would be more sympathetic to its environment and surroundings.

If you have any questions on the above, please do not hesitate to contact me.

Yours faithfully

[Redacted signature block]

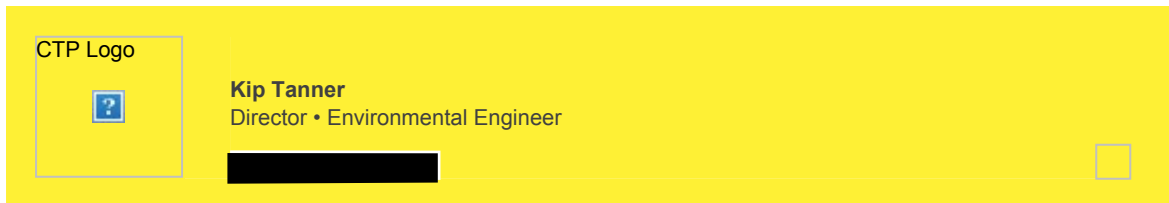
[Redacted signature block]

From: [Kip Tanner](#)
To: [Terrplan](#)
Subject: RE: Comments on Draft Variation 363
Date: Wednesday, 21 August 2019 8:37:47 PM

Sorry, I sent the e-mail below a bit quickly.

I have edited it and added a couple of further ideas. Please ignore earlier e-mail and refer to comments below..

Thanks



This message may be confidential. If you are not the intended recipient please contact the sender and permanently delete the message.

From: Kip Tanner
Sent: Wednesday, 21 August 2019 8:20 PM
To: terrplan@act.gov.au
Subject: Comments on Draft Variation 363

Dear Territory Plan team,

Please see below my observations and suggestions relating to Draft Variation 363. The Curtin Precinct Code.

These observations relate to the Consultation Notice dated 9th July 2019.

I note that on Page 10 there is a response to strategic direction 1.9.

“Urban expansion will be contained in order to minimise impacts on valuable natural and rural areas”

The response states:

“The proposal is consistent with this principle as it identifies existing urban open space that is valuable to the community and provides protection to this open space with the proper zone change.”

I think that this response misses the point of the strategic direction. The direction is seeking to contain the outward spread of Canberra into valuable natural and rural areas. If our population is to continue to grow, the only way to achieve this strategic direction is to plan a more compact and efficient city. The intent of the planning changes at Curtin, in response to this strategic direction, should be to achieve the most efficient utilisation of the limited supply of urban land that we have. The variation should seek to facilitate high amenity urban infill.

In relation to the desired character statement, I am supportive of the intentions. I fear however that some of the mandatory controls being introduced are so limiting that the third character point (an attractive place to do business) may not be achieved because re-investment in the centre will stall. In particular I fear that the 1 storey height limit on some CZ1 blocks is too onerous and will mean that the buildings (some of which are already tired) will never be economic to redevelop.

In relation to Figure 1 – I don’t understand the logic for the boundary of the surface car park shading where it splits area B. It doesn’t appear to relate to planning controls for Area C in Figure 3.

Rule 3 – It seems overly prescriptive to make this a mandatory rule. It would prevent small direct sale parcels that could facilitate redevelopment and provide extra parking in basements (if desired). It will entrench care based planning. I believe that it would be better to apply Rule/Criteria 15 to this area.

Rule 7 – Making Rule 7 mandatory is too onerous. Some parts of ‘area a’ could be taller than 5 metres with absolutely not potential to overshadow the courtyard. Reducing height controls to 1 storey on land zoned CZ1 in a Group Centre seems like a missed opportunity to meet the intention of strategic direction 1.9. The mandatory nature is also problematic on sloping sites.

Rule 8 – The exclusion of Plant Room in relation to the building height should include other items that are commonly excluded such as solar panels, aerials, flues, lift overruns etc.

Rule 9 – I believe that Rule 9 makes Rule 7 redundant and is a more direct way of achieving the desired outcome of protecting the solar access to the courtyard. However, from a strategic planning perspective it

would be much better if the Territory could settle on a consistent approach to the protection of solar access to community spaces to give both the community and the property industry greater certainty. Currently the equivalent rule in the Dickson Group Centre uses a 9 metre high wall as the benchmark. The Mawson Precinct Code allows up to 4 storeys adjacent to the Mawson courtyard subject to 'reasonable' solar access. The Phillip Precinct code requires 3 hours of sunlight in part of the town square. This lack of consistency should be improved.

Criteria 10 – The requirement to provide 'reasonable sunlight' is very open to interpretation. Also, if a project meets Rule 9 then Criteria 10 would be redundant. Perhaps Criteria 10 should be moved to be a criteria against Rule 9.

Rule 12 – it would be better to clarify that this rule applies only to buildings directly fronting these streets and not buildings that are facing them across a car park. i.e. Building directly fronting Strangways

Rule 19 – a very large number of pedestrian areas, primary and secondary active frontages are identified. This will effectively enshrine the current block layout forever and will limit opportunities for redevelopment. I think that these elements should focus on the central courtyard and be more flexible elsewhere in the centre.

Rule 20 – should have a criteria to cater for unanticipated circumstances where the rule cannot be met.

I have noticed that criteria relating to plot ratio that was in the exposure draft has been removed. With no policy on plot ratio in the precinct code this will then bring Rule/Criteria 46 in the Commercial Zones code into effect. Given that this was one of the reasons given for refusal of the original application to redevelop Block 7, it may pose a risk to other redevelopment opportunities that the Precinct Code is seeking to facilitate. It would make sense for the Precinct Code to introduce plot ratios that are consistent with the height controls and intended development outcomes.

I hope that these comments and observations are helpful.

Thanks

CTP Logo



Kip Tanner
Director • Environmental Engineer

5/32 Lonsdale Street, Braddon 2612

kip@canplan.com.au
canberratownplanning.com.au



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From: [REDACTED]
To: [Terrplan](#)
Subject: Contributions to draft Variation to the Territory Plan Section of EPSDD
Date: Wednesday, 21 August 2019 3:29:54 PM

Draft Variation: DV363 Curtin Group Centre

Desired Character of the Curtin Group Centre:

I feel it is important to include the requirement for adequate 3m building setbacks along Strangways St. This will allow for ease of movement for pedestrians and cyclists. It will match the residential setback and create space to plant trees which will create a cooling effect. This will also enhance the 'village' atmosphere, by limiting the overbearing effect of tall buildings in the Statesman block.

[REDACTED]

[REDACTED]
From: [REDACTED]
Sent: Thursday, 22 August 2019 10:16 AM
To: Moser, Sonya
Cc: [REDACTED]
Subject: RE: Draft Variation 363 Curtin Group Centre
Attachments: SKM_C36019082210080.pdf

Hi Sonya
Agree with your comments & interpretation.
We do note however, that a portion of the height line does appear to still cut-thru thru 19/62.
On the attached I believe the green highlight belongs to 19/62.

Regards,
[REDACTED] | **Project Manager** | Evri Group

From: Moser, Sonya [REDACTED]
Sent: Tuesday, 20 August 2019 3:18 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Draft Variation 363 Curtin Group Centre

UNCLASSIFIED

Dear [REDACTED]

Thank you for getting in touch with us this morning and raising your concerns relating to Draft Variation 363 Curtin Group Centre Draft Variation and Master Plan.
From our phone conversation I understand the area you are concerned about is block 19 section 62 Curtin, which is highlighted in sky blue on the map below.



In regard to development requirements for block 19 section 62 Curtin, I have checked the Curtin Group Centre Master Plan (2018) and Draft Variation 363. I can confirm that there is no error or inconsistency between these two documents. However, I am aware that there are few draft master plans relating to Curtin still available on our website. For your convenience, here is the [direct link](#) of the Curtin Group Centre Master Plan endorsed by the ACT Government in 2018.

According to the Master Plan (2018), the block 19 section 62 Curtin is within the 'low rise areas (up to 2 storeys to 9m)'. It means that it can be built up to 2 storeys with a maximum building height of 9 metres (see attached PDF, pg63 in the Master Plan, 2018). To the contrary, block 11 section 62 Curtin (on the corner of Carruthers Street and Strangways Street – highlighted in yellow on the above map) is identified as one of the 'medium rise areas (up to 5 storeys to 18m may be considered where they meet additional criteria)'. It means that block 11 can be built up to 5 storeys with a maximum building height of 18 metres.

Draft Variation 363 incorporates these planning recommendations from the Master Plan into the Territory Plan. The new heights are contained in Figure 2 Building Heights and Rule 8 and Criterion 8 in the proposed Curtin Precinct Code. For your convenience, here is the [direct link](#) to the draft variation. Because block 19 section 62 Curtin is not contained in area 'a' or 'b' in figure 2 the Commercial Zones Development Code applies and the maximum number of storeys is 2 (two), as defined in Part C – Additional controls for group centres, Rule 45, there is also an associated criterion C45 on page 21.

As discussed by telephone earlier today the Environment, Planning and Sustainable Development Directorate is happy to provide you with an extension of time for comments on Draft Variation 363 Curtin Group Centre until Friday 23 August 2019.

I am happy to explain the above details to you by telephone [REDACTED]

Kind Regards

Sonya Moser | Director Planning Policy | Territory Plan
[REDACTED]

Planning, Land & Building Policy | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, 16 Challis Street, Dickson | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

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Comments on Draft Plan Variation No 363 – Curtin group centre and adjacent residential areas

Submission by 

1. Introduction

I have used Curtin shops for almost 40 years, the first 5 years as a Hughes resident and then 35 years in Curtin. Forty years ago I was a young Mum and now I'm a grandma minding grandchildren several days a week. I value Curtin square today for the same reasons I valued it 40 years ago; it is a pleasant walk, it is convenient, it is safe, welcoming, sunlit and child friendly. I shop there but also linger and meet friends while my grand daughters find birds in the pavers and mosaics or play on the wooden wren.

Curtin square is the heart of the Curtin core precinct.

I am a member of the Curtin Residents Association and the Curtin Garden Group. The Curtin Garden Group works to improve the green spaces in Curtin. We have done an audit of the trees around the shops and many of them are struggling and need help. We are continuing to monitor the health of the trees as we believe they are attractive and provide shade in summer.

The release of a draft variation to the Territory Plan is welcome as it provides a opportunity for the community to comment. The draft should be refined and amended in several areas:

- the statement of desired character and its use in C8
- assessment of solar access to the central courtyard: R9 and c10
- maintaining views to Red Hill: building height controls for residential areas east of the commercial area (R28)
- building setbacks to protect the large eucalypts along Theodore Street adjacent to Block 6, Section 62: R13 and R14
- building setbacks on Strangways Street: R13

2. Statement of desired character and its use in C8 (Building heights)

I welcome the inclusion of a statement of desired character; however, the statement of desired character on page 1 of the draft Curtin Precinct Code does not reflect the role of the Curtin group centre, particularly the sunlit central courtyard, as an important social meeting place for the community and its role in providing community identity.

2.1 The statement of desired character

The statement of desired character on page 1 of the draft Curtin Precinct Code does not reflect the role of the Curtin group centre, particularly the sunlit central courtyard, as an important social meeting place for the community and its role in providing community identity.

These elements have come-up time and time again during the development of the Curtin Group Centre Master Plan and the statement of desired character should be amended to

incorporate them. This can be done by incorporating aspects of the vision for the Curtin group centre (page 49 of the Master Plan).

Curtin group centre is an active and inclusive meeting place for the local community. As a successful urban village, the centre will be easily accessible and will provide a convenient variety of businesses and services

While some aspects of this vision (“easily accessible” and “provide a convenient variety of businesses and services”) have been included in the draft statement of desired character. The other elements should also be included in the statement of desired character.

The statement of desired character in the Curtin Precinct Code should be amended by adding this statement as the first point.

- It is a successful urban village with a sunlit central courtyard which contribute to making it an active and inclusive social meeting place for the community

Supporting material for section 2.1 is in Appendix 1.

3. Solar access to the central courtyard: R9 and C10

I welcome the use of a 5 metre high ‘solar fence’ for its role in preserving solar access for the central courtyard of the group centre.

The issue is that assessing overshadowing only at “winter solstice between 9:00am and 2:30pm.” does not reflect actual use of the central courtyard.

Assessment of overshadowing should be changed to reflect the actual pattern of use of this vital public space.

- The text for R9 should be changed with “winter solstice between 9:00am and 2:30pm.” replaced by “spring equinox (22 September) between 9:00am and 3:30pm.”
- The text for C10 should be changed with “winter solstice between 9:00am and 2:30pm.” replaced by “spring equinox (22 September) between 9:00am and 3:30pm.”

A light-filled central courtyard is critical to the value of this public space for the community and the attraction of Curtin for shopping, cafes and as a meeting and gathering place.

People of all ages meet and use the central courtyard during daylight hours throughout the year. It is a well used community space; people chat, children play, people sit in the sun. It is a major pedestrian thoroughfare and a safe, protected highly-valued space where people of all ages “hang out” with their coffees and newspapers. These activities in the courtyard occur year-round in its sunny space, especially in autumn, winter and spring, is critical to its value to the community and to making the shops an attractive destination.

Therefore, overshadowing must be assessed against the usual pattern of use of the courtyard – that is, throughout the year and throughout the day. Assessing overshadowing at an arbitrary and unrealistic time of the year and time of day that does not reflect the way the courtyard is used and will degrade its critical role as a community space and the attraction of Curtin for shopping, cafes and as a meeting and gathering place.

Date of assessment

Assessing overshadowing only at winter solstice is arbitrary and is not effective for achieving an active community space throughout the year. While winter solstice may be the day of longest shadows, these shadows are in one direction only: as the sun moves between north and south with the changing seasons places in the courtyard that are not overshadowed at winter solstice will be overshadowed in autumn, spring or summer. Consequently, the use of winter solstice for assessing overshadowing does not reflect when good solar access matters most for community use – spring and autumn. Controlling to the spring date should also provide sufficient control of shadowing in winter.

Times for assessment

Assessing overshadowing only up until 2:30pm ignores the critical role the courtyard plays as a safe place for children and teen-agers to meet after school and socialise, often while parents and carers shop. I was a mentor at a local high school for fifteen years. Fifteen years of listening to teenagers taught me the value of a safe place for teens to meet. Consequently after 3pm is one of the busiest times of the day for use of the courtyard and therefore a critical times for solar access.

4. Maintaining views to Red Hill: building height controls for residential areas east of the commercial area (R28 Building heights, Curtin residential areas)

Several key views and vistas are considered in this master plan as they are deemed to contribute to the character of the centre.

- *From the north-eastern corner of the retail core, there are hilltop views to Red Hill, Curtin Group Centre Master Plan, pages 28 to 31*

The issue: the building height controls for residential areas east of the commercial area need additional controls to maintain views towards Red Hill which contribute to the character of the Curtin group centre.

The contribution of views towards Red Hill to the character of the Centre is noted in the Master Plan – see above. The proposed building height limit of up to 6 storeys in area c (blocks with Martin St boundary and with Allan St boundary), will block these views: see Figure 5 (page 15) and R28 (page 14). The views will be maintained if building height limits in these areas (Sections 10 and 15, Curtin) are set to a fixed height above sea level, such as the height above sea level of 3 storey buildings (12 metres) at the block boundaries on Allan St and Theodore St. Sections 10 and 15 slope steeply to the east and so this limit would allow buildings substantially higher than 12 metres toward the Yarra Glen side of the sections.

R28 should be changed by adding:

The maximum height of a building for Section 10, Curtin is the height above sea level equal to 12 metres above datum ground level at the Allan St boundary.

AND

The maximum height of a building for Section 15, Curtin is the height above sea level equal to 12 metres above datum ground level at the Theodore St boundary.

5. Building setbacks to protect the large eucalypts along Theodore Street adjacent to Block 6, Section 62: R13 and R14

BLOCK 6 SECTION 62 CURTIN (STATESMAN HOTEL SITE)

Provide a building setback (minimum 6 metres) from Theodore Street block boundary to protect the existing large eucalypts. These trees contribute to the centre's character and provide a green 'buffer' to the nearby residential development.

Curtin Group Centre Master Plan, page 62

Issue one: inconsistencies in the specification of building setbacks Block 6, Section 62.

A building setback of 6 metres from the Theodore Street block boundary is shown for both areas C1 and C2 of Block 6, Section 62 in Figure 3 on page 9 of the draft Curtin Precinct Code; however, the corresponding text of R13 on page 7 only specifies a building setback from the Theodore Street boundary for area C2.

The omission of text referring to a building setback of 6 metres from the Theodore Street block boundary for area C1 should be rectified.

The text for R13(a)(i) should be changed to:

buildings, including basements, are set back a minimum of 6 metres from the Theodore Street boundary, and a minimum of 3 metres from all other existing block boundaries of Block 6 Section 62 and from the boundary of the water easement as shown in figure 3.

Issue two

R14, page 8 of the draft Curtin Precinct Code, allows a raised courtyard that is setback a minimum of 2 metres from the Theodore Street front block boundary for the whole area C as shown in figure 3. This may conflict with preserving the existing large eucalypts along this boundary. Additional text should be added to R14 to ensure that these eucalypts are protected.

Add a new paragraph to R14

R14 (e) The raised courtyard must be constructed to (1) preserve existing large eucalypts along Theodore Street adjacent to Block 6, section 62 and (2) allow new eucalypts to be planted when the existing eucalypts reach the end of their life.

6. Building setbacks on Strangways Street: R13

Improve the streetscape of Strangways Street to create a more pedestrian-oriented and slow-speed vehicle environment. This could include additional plantings of large canopy shade trees, upgraded signage, improvements to verge pavements and building awnings incorporated as part of new commercial development.

Curtin Group Centre Master Plan, page 76

The issue: Allowing buildings for commercial uses on Strangways Street to have zero metre setback (R13(a)(ii) and figure 3) will not allow sufficient room for pedestrians and cyclists

and for trees plantings. This is inconsistent with the statement of desired character – *Pedestrians and cyclists will be able to access the centre safely and efficiently* – and will prevent plantings of large canopy shade trees along a section of Strangways Street. A setback allowing plantings of large canopy shade trees would provide a consistent streetscape

Consequently, all buildings on Strangways St on the site now occupied by the Statesman Hotel should have a 3 metre setback so ensure room for pedestrians and cyclists and for trees plantings.

R13(a) should be changed by deleting section (ii)

Figure 3 should be changed by removing the dotted line that indicates “0m setback permitted for commercial uses from block boundary at ground level”.

Appendix 1: Supporting material for Section 2.1 – The statement of desired character

Key messages in the **Engagement Report for the Curtin Master Plan** [emphasis added]:

- Curtin is an active centre and valued community hub, with 51% of respondents visiting the centre daily and 36% visiting it once or twice a week.
- The centre is used for a variety of services and facilities. People use the centre primarily for shopping (33%), socialising (20%), dining (15%) and visiting health services (14%). Some comments of ‘other uses’ were volunteering and community meetings.

Master Plan

Page 6

The central courtyard and pedestrian-only spaces play an important role for the community, allowing people to relax and enjoy the centre, and providing meeting and market spaces.

Page 7

Identifying future upgrades in the public domain and western open space, including new entry signage, cultural heritage signage and public art that can further add to the character of the centre as a place for people to shop, meet and socialise [emphasis added]

Page 52

The sunlit central courtyard is an important social meeting space for the community and will continue to function as a space for community activities and markets.

Page 108

The centre is a well-used community hub and a vibrant meeting place. The diversity of land and building uses, shaded central courtyard, subsidiary green spaces with good solar orientation and strong sense of community help enhance this character. It is a convenient place to run personal errands but is a popular destination—particularly on weekends—for people to spend time relaxing in the courtyards or in one of the cafes. The central courtyard and adjoining walkways are the heart of community life and activity.

Notice of decision DA 201630437 15 February 2017

Page 3

The view was formed that the community courtyard functions as a primary gathering place in the group centre, serves to bring people together, and provides community identity to the Curtin community

From: [REDACTED]
To: [Terrplan](#)
Subject: Curtin Group Centre_DV363_Pedal Power submission
Date: Wednesday, 28 August 2019 2:41:42 PM

To: Curtin Group Centre Team

Thank you for allowing us extra time to submit comments on DV363. Our comments follow.

Yours sincerely

[REDACTED] Advocacy Group, Pedal Power ACT Inc

Curtin Group Centre: Draft Variations to the Territory Plan (DV363)

Submission by Pedal Power ACT Inc, 28 August 2019

Contact: [REDACTED]

Pedal Power supports the broad thrust of the Curtin Group Centre Master Plan in allowing for future development and renewal while retaining Curtin's highly valued walkways and open spaces. Curtin has an excellent network of green belts and shared paths which are connected to the broader network. However, the walking and cycling connections into the Group Centre are not ideal. This is recognised in the Master Plan's many recommendations to improve access to and through the Group Centre.

Pedal Power ACT supports the addition of a "Desired Character" section in DV363 especially the following: " Pedestrian and cyclists will be able to access the centre safely and efficiently and be connected to nearby facilities such as schools, aged care accommodation and the future City to Woden light rail on Yarra Glen".

Section 2.7 of DV363 is headed "Main pedestrian areas and routes"; proposed Rule 19 refers to "pedestrian routes"; and Fig 4 page 16 shows the "key pedestrian routes". These routes are shared paths and available for cycling. We ask for Section 2.7 to be headed "Main pedestrian areas and pedestrian and cycling routes"; and for Proposed Rule 19 and Fig 4 to refer to "pedestrian and cycling routes".

Aside from the question of nomenclature above, Pedal Power supports the reference in Section 2.7, namely that: "... development ensures pedestrian areas remain unenclosed and publicly accessible at all times.". Pedal Power ACT considers it important that DV363 go further and define these active travel routes as precisely as possible so that:

1. they are wide enough to accommodate walking and cycling. Improved connections to the Centre and the rapid emergence of electric bikes will mean more people will be cycling on these routes. Accordingly, they will need to be upgraded in the future; and
2. the routes are protected from encroachment. It is Pedal Power ACT's experience that private developers, and even Government agencies, are all too ready to take liberties with the active travel network if it suits some other objective.

DV363 sets out the routes at Fig 4 page 16 in an indicative way by using arrows. This is helpful but it is not precise enough for a planning document that determines the scope of future development. By contrast, DV363 defines precisely the location of a new road in Fig 3 at p13. Pedal Power ACT requests that authorities examine ways of presenting these routes in a similar way as the new road.

The determining of safe and convenient active travel routes was a key feature of the Curtin Master Plan and its recommendations. They should be represented in DV363 with precision to ensure the final amendments are fully consistent with the Master Plan.

END



ACT
Government

CURTIN GROUP CENTRE

MASTER PLAN

NOVEMBER 2018



ISBN: 978-1-921117-81-7

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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 uses are uses that generate activity at the ground floor. Active uses include cafés, shop fronts and building entrances.

Blocks and sections are how areas of land are identified in the ACT. Land is divided into divisions, suburbs, sections and blocks. 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. They define what land uses can or cannot occur on a piece of land. See the Territory Plan and more about the zoning system at www.legislation.act.gov.au/ni/2008-27.

Living (green) infrastructure is the integrated system of vegetation, open spaces and waterways in urban areas. It also includes the soil and ground surfaces.

Mixed-use development includes a mix of complementary land uses such as restaurants and small shops at ground level and residences above. Mixed-use development can be horizontal or vertical.

Podium or building base refers to the lower storeys of a tall building that people passing by 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 car parking and servicing areas.

Public domain refers to spaces that belong to or are available to the public, including parks, streets and other public spaces such as plazas, courtyards and open spaces.

Shared use is a path for non-motorised transport, with the exception of motorised wheelchairs and power-assisted pedal cycles. Both pedestrians and cyclists share these paths.

Shared zone (or shared space) is a road or place that is shared safely by vehicles, cyclists and pedestrians. A shared zone 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, which creates a sense of safety onto streets and public spaces.

Urban heat island effect is a metropolitan area that is significantly warmer than its surrounding areas. The main cause of the heat island effect is the use of materials that store and radiate heat into the surrounding areas, for example concrete and bitumen.

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 a town centre, providing an understanding that you are approaching a major centre.

Water sensitive urban design (WSUD) is the planning, design and/or construction of the built environment to minimise water run-off and ensure any run-off causes the least amount of damage. It is also about wise use of that water to improve our urban environment.

EXECUTIVE SUMMARY

The ACT Government has prepared a master plan for the Curtin group centre (the centre) that sets out a vision, planning principles, spatial framework and planning strategies to guide the growth and development in the centre over time.

This Curtin Group Centre Master Plan has been prepared in response to actions outlined in the ACT Planning Strategy (2012). These actions include the need to: investigate opportunities for urban intensification for the centre; to ensure everyone has access to a range of facilities, services and opportunities for social interaction; and to encourage active travel to and from the centre.

Curtin is located in the north of Woden Valley, with the centre positioned atop a knoll providing views to the adjacent suburbs of Deakin and Hughes to the east. The centre is approximately 3 kilometres north of Woden town centre and services Curtin and the neighbouring suburbs of Yarralumla, Deakin, Hughes and Lyons.

The centre displays a diverse mix of commercial uses in the retail core precinct including small specialty shops, a supermarket and a hotel. This mix of commercial and retail activity contributes to the centre's 'urban village' feel and style of development. The central courtyard and pedestrian-only spaces play an important role for the community, allowing people to relax and enjoy the centre, and providing meeting and market spaces.

Preparation of this master plan involved extensive background research and analysis, including:

- consideration of strategic planning directions and policies
- consideration of background research, reports and analysis
- establishment of a community panel process to discuss the development and redevelopment opportunities for the centre, and
- responding to outcomes from community and stakeholder engagement activities undertaken as part of the master planning process.

The key findings of this research and analysis are:

- The centre benefits from a good mix of shops and services and a useable public domain. However, since the time the shops on the western edge of the central courtyard closed, community perceptions of the centre, and especially the level of activity, had changed.
- There are limited opportunities for new residential development in the centre; however potential nearby developments such as the Yarralumla Brickworks and the expanding Molonglo Valley could contribute to an increase in visitors to the centre.
- The central courtyard, including the associated walkways and public spaces, are highly valued by the community. The existing green spaces and the large canopy trees in Curtin are also highly valued by the community.
- The design of existing parking areas is inefficient, with poor pedestrian amenity. Parking is close to capacity during a typical weekday at peak periods.
- Connections into the centre are not formalised in some places and are challenging for cyclists, however there is a good network of established open spaces.
- Very few uses in the retail core operate after 6pm on a typical weekday.

In response to these findings, this master plan outlines a vision that captures what is valued about the centre and sets out what it may become in the future.

The new vision for Curtin group centre is:

CURTIN GROUP CENTRE IS AN ACTIVE AND INCLUSIVE MEETING PLACE FOR THE LOCAL COMMUNITY. AS A SUCCESSFUL URBAN VILLAGE, THE CENTRE WILL BE EASILY ACCESSIBLE AND WILL PROVIDE A CONVENIENT VARIETY OF BUSINESSES AND SERVICES.

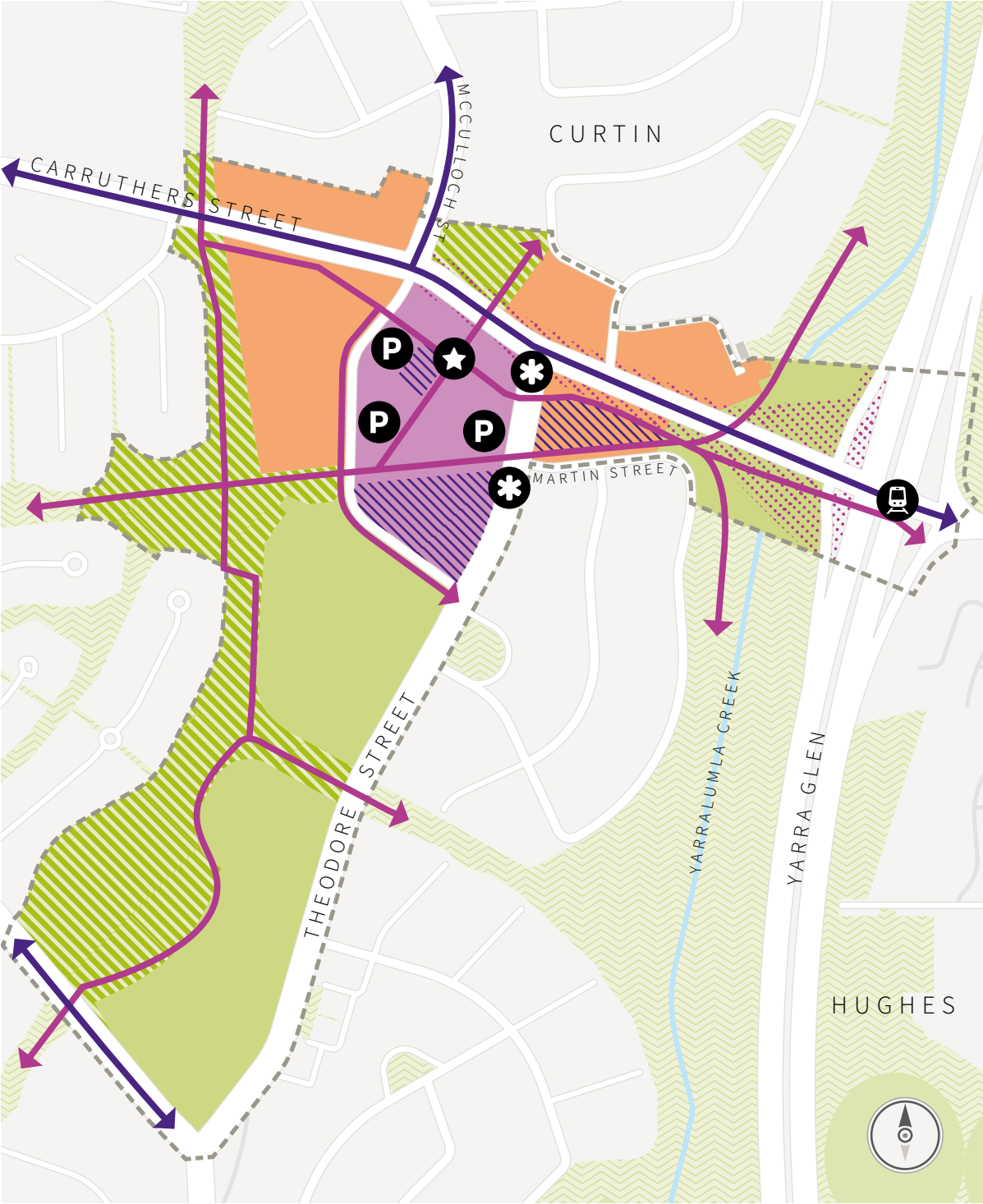
The vision is supported by five planning principles, which inform the planning strategies. The principles and strategies provide direction and guidance for the future development of the centre over the long term, considering the varied range of issues identified during community engagement and in the background research and analysis.

Key recommendations proposed by this master plan as indicated in **Map 1** include:













- protecting the central courtyard as a focal point for community life, including limiting building heights around the eastern, western and northern edges of the courtyard to keep sunlight in this space, and identifying opportunities for future upgrades to support community activities and business
- identifying new opportunities for development and redevelopment in and close to the centre; detailed planning controls will ensure there is a balance between future development that contributes to the centre's village character and the economic viability of the whole centre into
- providing opportunities to improve neighbourhood walking and cycling links, including a primary east-west link to better connect the existing suburban areas to the future light rail station on Yarra Glen
- identifying future upgrades in the public domain and western open space, including new entry signage, cultural heritage signage and public art that can further add to the character of the centre as a place for people to shop, meet and socialise
- identifying strategies to improve the pedestrian experience and efficiency of parking areas, including retention of surface parking on the eastern and western edges of the centre, and
- promoting environmentally sustainable design measures in the future buildings and public spaces in the centre, such as additional large tree plantings and water sensitive urban design.



Map 1: Spatial framework



LEGEND

-  ON-ROAD CYCLE LANE
-  SHARED PATHS
-  POTENTIAL REDEVELOPMENT OPPORTUNITIES
-  ENHANCE ENTRY TO CURTIN
-  ENHANCED OPEN SPACE
-  CENTRAL COURTYARD
-  ENTRY MARKER
-  FUTURE LIGHT RAIL STATION
-  EXISTING SURFACE CAR PARKING TO REMAIN
-  RETAIL CORE PRECINCT
-  CARRUTHERS STREET COMMUNITY AND LIVING PRECINCT
-  COMMUNITY AND OPEN SPACE PRECINCT

1. INTRODUCTION

Curtin Group Centre Master Plan



1. INTRODUCTION

PURPOSE AND SCOPE

The ACT Government is committed to the renewal and revitalisation of Canberra's neighbourhood centres, which include suburban group centres such as Curtin. This master plan is the result of extensive community and stakeholder engagement and has been informed by background studies and analysis. This master plan outlines strategies and makes recommendations that aim to provide an integrated and community-supported vision for the Curtin group centre (the centre).

Over the past few years, key strategic documents for the ACT have been introduced including the ACT Planning Strategy (2012); Transport for Canberra (2012); AP2: A New Climate Change Strategy and Action Plan for the ACT (2012); the Active Travel Framework (2015); Business Development Strategy (2015); and the Minister for Planning's Statement of Planning Intent (2015).

The ACT Planning Strategy encourages a more compact city by focusing urban intensification in town centres, group centres and along major public transport routes. It identified the centre as an area to be further investigated for urban intensification, associated with the rapid transit route on Yarra Glen. The ACT Planning Strategy also calls for opportunities for new enterprises to be investigated, such as small and medium-sized business, to be located as part of mixed-use developments along the major public transport routes and in group centres. To help achieve this goal, the Environment, Planning and Sustainable Development Directorate (EPSDD) has prepared this master plan for the centre.

The master plan process included four stages of community engagement. Stages 3 and 4 were in addition to the usual master plan engagement processes to provide the community with more opportunities to be informed and provide input to the development of the master plan. EPSDD consulted local residents, local businesses, community groups, private interest groups and ACT Government agencies.

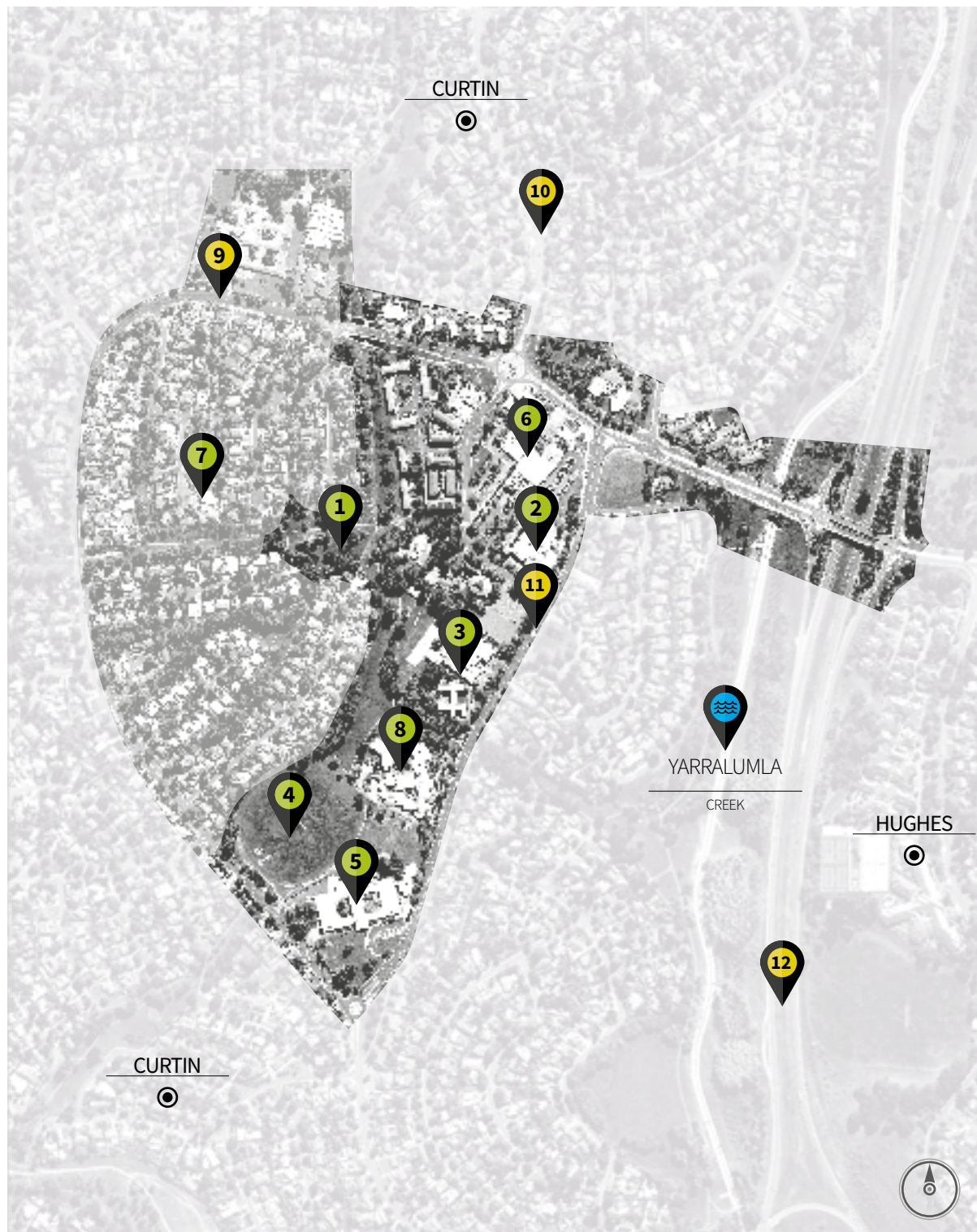
The first stage of community engagement began with the release of information posters in April 2015. The information posters and associated community engagement activities outlined key planning issues and sought feedback on the preliminary challenges and opportunities that exist in the centre. This informed the second stage of engagement from November 2015 to February 2016, which sought feedback on the draft master plan. There was strong community interest in the recommendations of the draft master plan, including new opportunities being identified for the centre and the announcement of light rail from the city centre to Woden.

To address these new opportunities, the ACT Government undertook a third stage of community engagement by establishing a community panel to discuss development and redevelopment opportunities for the centre. The community panel met in July, August and November 2017 with representation from the community, lessees, traders, developers and government. At the final community panel meeting, revised master plan diagrams were presented by the ACT Government for consideration and discussion by panel members. The community panel generally supported the revisions; however, building heights adjacent to the existing central courtyard were contested.

The fourth stage of community engagement, held between April and June 2018, sought feedback on the revisions to the draft master plan in response to the outcomes of the community panel process. This stage of engagement informed the finalisation of this master plan.

This master plan provides an overview and background analysis of the study area. It recommends a vision, spatial framework, planning principles and strategies that respond to existing and potential development pressures in the centre. Key strategies and recommendations are based on the background analysis and community engagement feedback received as part of the master plan process. **Map 2** illustrates the master plan study area.

Map 2: Master plan study area



PLACES

- | | |
|--|---------------------------------------|
| 1 WESTERN OPEN SPACE | 5 CURTIN PRIMARY SCHOOL |
| 2 STATESMAN HOTEL | 6 RETAIL CORE |
| 3 HOLY TRINITY PRIMARY SCHOOL | 7 RADBURN RESIDENTIAL PRECINCT |
| 4 CURTIN SOUTH NEIGHBOURHOOD OVAL | 8 FRED WARD GARDENS |

ROADS

- | |
|----------------------------|
| 9 CARRUTHERS STREET |
| 10 MCCULLOCH STREET |
| 11 THEODORE STREET |
| 12 YARRA GLEN |

MASTER PLAN STUDY AREA

Curtin is located approximately 3 kilometres north of Woden town centre and 8 kilometres south-west of Canberra's city centre. The suburbs of Lyons and Phillip are to the south of the centre, and Hughes and Deakin to the east. The centre is the closest group centre for residents in Yarralumla, although the two suburbs are separated by the Cotter Road, a busy arterial road.

The Curtin Group Centre Master Plan study area is illustrated in **Map 2**. The study area includes the retail core, community uses, medium-density residential development and urban open spaces. It is bounded by the open space corridor to the west, Carruthers Street to the south, Theodore Street to the east and community facilities and land zoned medium-density residential along Carruthers Street to the north.

The study area extends east to the Yarra Glen and Carruthers Street intersection to ensure opportunities to connect to the rapid public transport corridor and the employment hub in West Deakin were investigated. The surrounding local context is predominantly comprised of low-density residential suburban character.

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.

Map 3 provides a quick reference to help the reader identify blocks and sections within the master plan area.

WHAT A MASTER PLAN DOES

A master plan is a non-statutory document that can recommend planning policies, opportunities for land release, public domain upgrades and further studies. A master plan defines what is important about a place and identifies opportunities for preserving and enhancing the quality of that place.

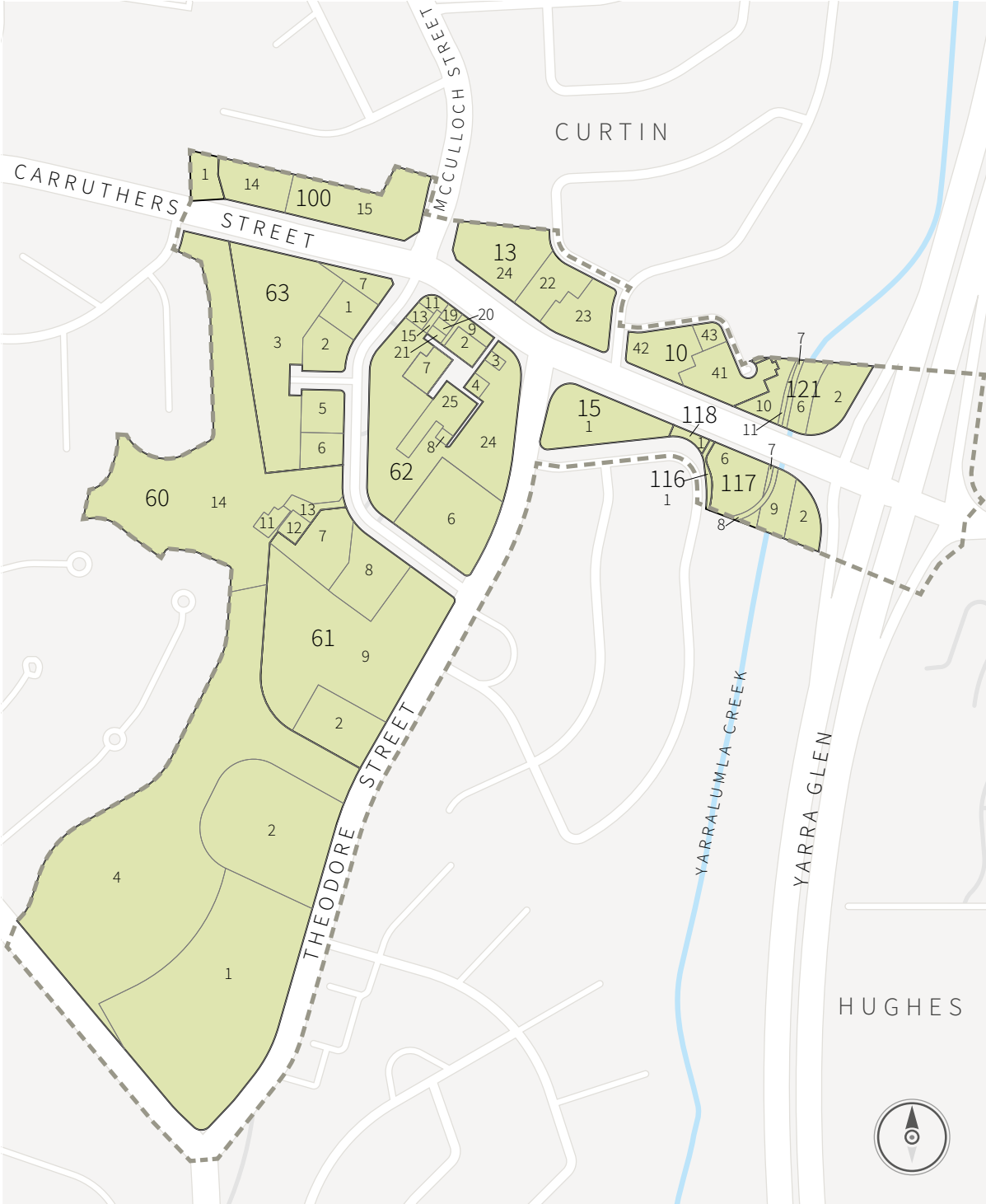
A master plan investigates opportunities for urban intensification for the centre and ensures everyone has access to a range of facilities and services. It aims to improve vibrancy by providing opportunities for social interaction by reinforcing the role of the centre as a community hub. A master plan 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.






PLANNING POLICIES

The Territory Plan is the key ACT statutory planning document that provides the policy framework for the administration of land use and planning. It specifies what may and may not happen on each block of land. Potential changes and inclusions in the Territory Plan for the centre would take the form of a new or revised precinct code for the centre.

A precinct code sits within the Territory Plan and provides place-specific planning controls. This master plan, which is informed by community input, makes recommendations for revisions to the Curtin Precinct Map and Code in regards to appropriate land use, building heights, building setbacks and location of active frontages.

Map 3: Block and section



- LEGEND
-  STUDY AREA
 -  SECTION BOUNDARY
 -  SECTION NUMBER
 -  BLOCK BOUNDARY
 -  BLOCK NUMBER

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 to be undertaken by the ACT Government in the future will involve further investigations by responsible government agencies and funding consideration through future government budget requests.

FURTHER STUDIES

These may be required to progress some strategies that are either outside of what a master plan may deliver, or may take more time to investigate.

MASTER PLAN PROCESS

The master plan process for the Curtin group centre included four main stages as illustrated in **Figure 1**, with opportunities for stakeholders and the public to provide input in all stages of the master plan development.

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 the community during the twelve-week engagement period was used to inform the following stages of community engagement.

A community panel process was undertaken as part of stage 3 of community engagement. The community panel was formed to discuss the development and redevelopment opportunities for the group centre that arose during the engagement process for the draft master plan. This process was designed to facilitate discussion on the future of the group centre with representation from community groups, lessees, traders, developers and government.

As a result of outcomes from the community panel, revisions to the draft master plan were proposed over an eight-week community engagement period. Feedback received from this fourth and final round of community engagement informed the preparation of this master plan.

The implementation of the master plan will include new planning controls in the form of a precinct code in the Territory Plan, potential land release, public domain upgrade recommendations subject to future budgets and potential further studies.

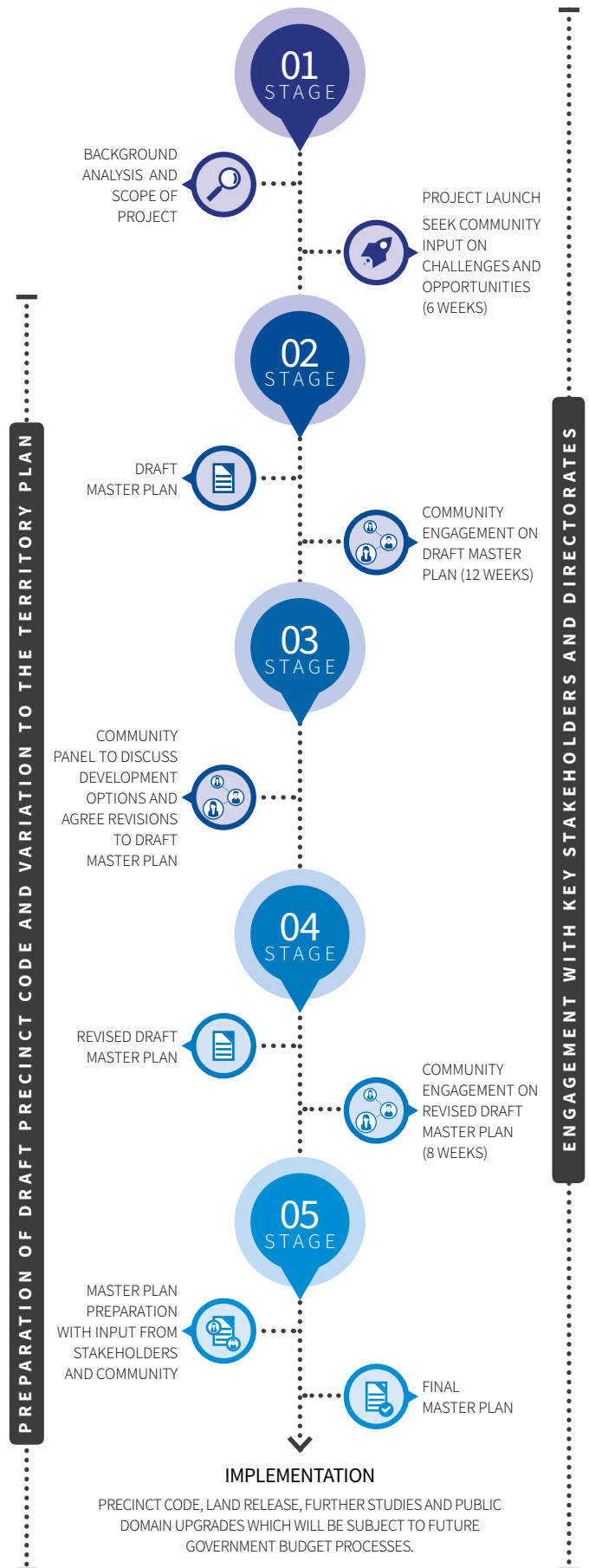
Figure 1 illustrates how the preparation of a precinct code runs concurrently with the master planning process.

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 master plan.

The background and analysis section of this master plan, the community engagement reports and the community panel outcomes report provide details of how community engagement was undertaken and a summary of feedback received. The community engagement report, which includes a summary of messages heard from each stage of community engagement, may be seen at www.planning.act.gov.au

Figure 1: Master plan process



2. PLANNING CONTEXT

Curtin Group Centre Master Plan



“...CREATING SUSTAINABLE,
COMPACT AND LIVEABLE
NEIGHBOURHOODS WITH
BETTER TRANSPORT
CHOICES... HIGH QUALITY
PUBLIC SPACES...”

2. PLANNING CONTEXT

STRATEGIC PLANNING

The Curtin Group Centre Master Plan is a strategic policy document that amongst other things, seeks to translate the ACT Government's broader metropolitan policies at a local level. This section outlines the policy context that applies to the centre.

THE MINISTER FOR PLANNING'S STATEMENT OF PLANNING INTENT

The Minister for Planning released his Statement of Planning Intent in 2015. The statement sets out the key planning priorities for the ACT Government for the next three to five years.

The statement establishes four key planning priorities and associated actions:

- Creating sustainable, compact and liveable neighbourhoods with better transport choices
- Delivering high quality public spaces and streets through placemaking
- Delivering an outcome-focused planning system to reward design excellence and innovation
- Engaging with the community, business and research sectors to optimise planning outcomes.

The Curtin Group Centre Master Plan has incorporated and progresses these high-level priorities.

ACT PLANNING STRATEGY

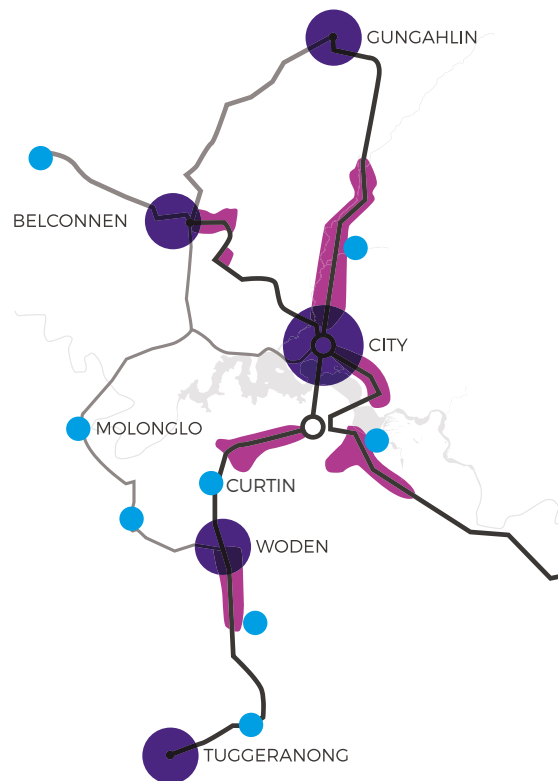
The ACT Planning Strategy (2012) was prepared in response to the changes in ACT's economic, demographic and environmental circumstances. The strategy outlines a series of directions that will create a more sustainable city by:

- 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, group centres such as Curtin and along main transit corridors, as illustrated in **Map 4**.

Map 4: ACT Planning Strategy focusses growth in town centres, group centres and along transport corridors



LEGEND

- GROUP CENTRES
- URBAN INTENSIFICATION LOCALITIES
- EMPLOYMENT CENTRES/TOWN CENTRES

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 ensure Canberra grows in a way that is sustainable, compact and vibrant and that maximises opportunities for urban renewal. 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 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.

ACTIVE TRAVEL FRAMEWORK

Building an Integrated Transport Network—Active Travel (2015) outlines how the government can better integrate planning and the delivery of active travel initiatives to further encourage and support walking, cycling and use of public transport (which also involves walking/riding to the bus stop or final destination). Effective urban planning will shape our suburbs to encourage people to walk, cycle or ride for recreation and social interaction.

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. In May 2018, the ACT Government brought forward its target for net zero carbon emissions to 2045 at the latest.

AP2 provides a pathway to achieve emission reductions through energy efficiency and increased use of renewable energy. The ACT Government is on track to have 100% renewable electricity by 2020. It also identifies opportunities for improved environmental performance of buildings and infrastructure.

In response to projections for the ACT and region for an increasingly hotter and drier climate with more extreme weather events, the ACT Government has been taking mitigation action to reduce greenhouse gas emissions by minimising use of fossil fuels for heating, cooling and transport, and increasing the efficiency of energy use.

The ACT Government Climate Change Adaptation Strategy (2016) is guiding the community, city and natural environment to adapt to climate change and become more resilient to its impacts.

ACT WATER STRATEGY AND CATCHMENT MANAGEMENT

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 is guiding 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 of the original strategy was on water security following the 2003 bushfires and the Millennium Drought, the new strategy focuses on improving water quality and ecosystem health of the region’s rivers and streams.

The ACT and Region Catchment Strategy 2016–46 details factors that affect the wider catchment and includes actions to promote a healthy catchment region. The strategy aims to coordinate governments, community and industry to produce a healthy, productive, resilient and liveable catchment region.

HEALTHY WEIGHT ACTION PLAN

The Healthy Weight Action Plan (2013) sets the ACT Government's target of 'zero growth' for obesity in the ACT and guides policies toward this goal.

One quarter of children and two-thirds of adults in the ACT are overweight or obese (2016). While our rates of these measures were slightly below the national average, they are still a major concern. As a result, a growing number of people are at risk of developing chronic health diseases such as cardiovascular disease, diabetes, and some cancers. Obesity is associated with complex healthcare needs, poor quality of life and early death.

Effective urban planning and design is a key area of action, due to the ability of the built environment to shape locations that encourage incidental physical activity through active travel and recreation.

STATUTORY PLANNING

NATIONAL CAPITAL PLAN

The National Capital Plan is the strategic plan for the ACT managed by the National Capital Authority on behalf of the Australian Government. The National Capital Plan ensures 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. Although there are no designated areas within the study area, there is designated land immediately to the north-east, reserved for diplomatic missions, and hills, ridges and buffers to the west of Curtin.

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 provision and administration of the Territory Plan must be "in a manner not inconsistent with the National Capital Plan".

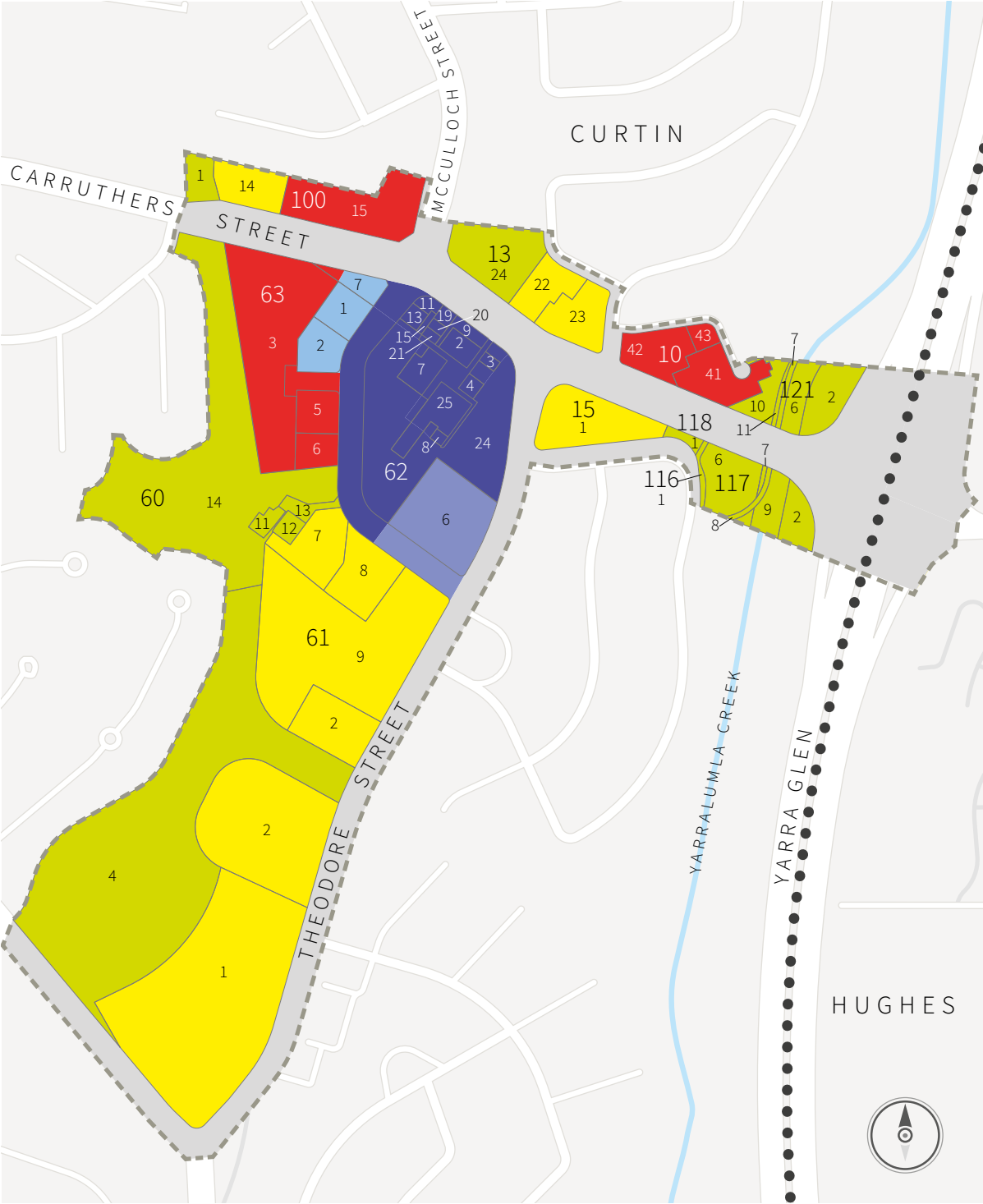
The retail core of the Curtin group centre is zoned commercial and includes Commercial Zone 1: Core Zone (CZ1: Core Zone) and Commercial Zone 2: Business Zone (CZ2: Business Zone) as indicated in **Map 5**. A small amount of land to the north-west of the retail core is zoned Commercial Zone 3: Services (CZ3: Services). Immediately adjacent to the retail core is a mix of land use zones including: residential, Residential Zone 2: Suburban Core Zone outside of the immediate study area (RZ2: Suburban Core) and Residential Zone 4: Medium Density Residential (RZ4: Medium Density Residential); community (Community Facility Zone: Community Facility Zone (CFZ: Community Facility Zone); and parks and recreation (Parks and Recreation Zones 1: Urban Open Space Zone (PRZ1: Urban Open Space Zone). A high proportion of land—approximately 35% of the total study area—is currently zoned for community use.

CURTIN PRECINCT MAP AND CODE

A Territory Plan variation is required to implement this master plan. The variation will contain revisions to the existing Curtin Precinct Map and 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 Curtin Precinct Map and Code and other general codes of the Territory Plan.

Map 5: Existing Territory Plan land use zones



LEGEND

- RZ4: MEDIUM DENSITY RESIDENTIAL
 - CFZ: COMMUNITY FACILITIES
 - CZ1: CORE
 - CZ2: BUSINESS
- CZ3: SERVICES
 - PRZ1: URBAN OPEN SPACES
 - TSZ1: TRANSPORT
 - INTERTOWN PUBLIC TRANSPORT ROUTE

SPATIAL CONTEXT

Canberra is a planned city. In the 1960s, the National Capital Development Commission (NCDC) identified several districts outside of the central area for future urban development through the Metropolitan Plan for Canberra. This was known as the 'Y Plan', with Tuggeranong at the base of the Y and Belconnen and Gungahlin at the top. The Curtin group centre is located within Woden Valley, one of the first districts to be developed.

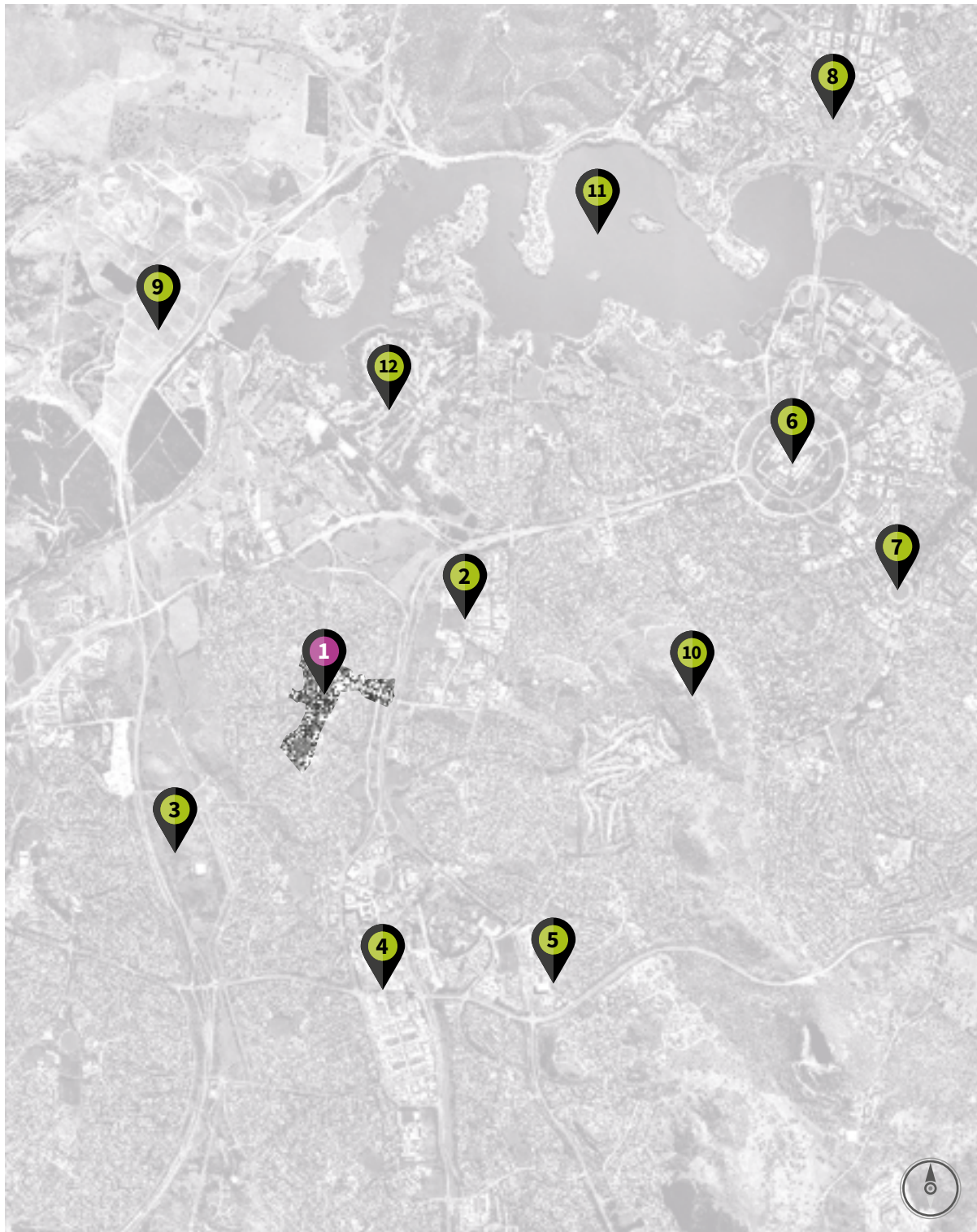
Each district was planned with a hierarchy of commercial centres including town, group and local centres. This structure was intended to help develop strong communities that had good access to services and jobs, and to reinforce Canberra's relationship with its landscape. Town centres generally serve their wider district as the main commercial focus. Group centres provide shops and services for a 'group' of suburbs, while local centres typically cater for a single suburb or precinct. The ACT Planning Strategy supports this centres hierarchy approach and encourages a more compact city by focusing urban intensification in town centres, group centres and along major public transport corridors. This master plan considers how urban intensification and improved access to public transport may be achieved for the Curtin group centre.

Curtin is located in the north of Woden Valley, with the retail core positioned atop a knoll providing natural sightlines to the adjacent suburbs of Deakin and Hughes to the east. The suburb is adjacent to Oakey Hill Nature Reserve in the south-west and close to Red Hill Nature Reserve in the east. A gentle ridge to the east of Curtin measures approximately 1.2 kilometres and runs from and parallel to Yarralumla Creek.

The spatial context of the centre is illustrated in **Map 6**. Major arterial roads link the centre to the Woden town centre (3 kilometres) and the city centre (8 kilometres). Local centres exist in the adjacent suburbs of Yarralumla, Deakin, Hughes and Lyons.

The West Deakin office and health precinct lies immediately east of the study area and includes Calvary John James Hospital and a range of ancillary and allied health providers. This precinct, along with the Curtin group centre and the nearby Weston group centre, will help provide essential services and amenities for Molonglo Valley residents until the Molonglo commercial centre is established. The nearest public hospital is The Canberra Hospital in the suburb of Garran, which provides services for Canberra and the greater Canberra region.

Map 6: Spatial context



PLACES

- | | | | | | | | |
|----------|------------------------|----------|-------------------|----------|--------------------|-----------|--------------------------|
| 1 | CURTIN GROUP CENTRE | 4 | WODEN TOWN CENTRE | 7 | MANUKA OVAL | 10 | RED HILL |
| 2 | DEAKIN HEALTH PRECINCT | 5 | CANBERRA HOSPITAL | 8 | CITY CENTRE | 11 | LAKE BURLEY GRIFFIN |
| 3 | OAKLEY HILL | 6 | PARLIAMENT HOUSE | 9 | NATIONAL ARBORETUM | 12 | ROYAL CANBERRA GOLF CLUB |

PLANNING HISTORY

The Woden Valley District was the Territory's first satellite city, originally designed in the 1960s as a discrete unit of twelve suburbs. A key driver for its development was to decentralise employment and retail centres.

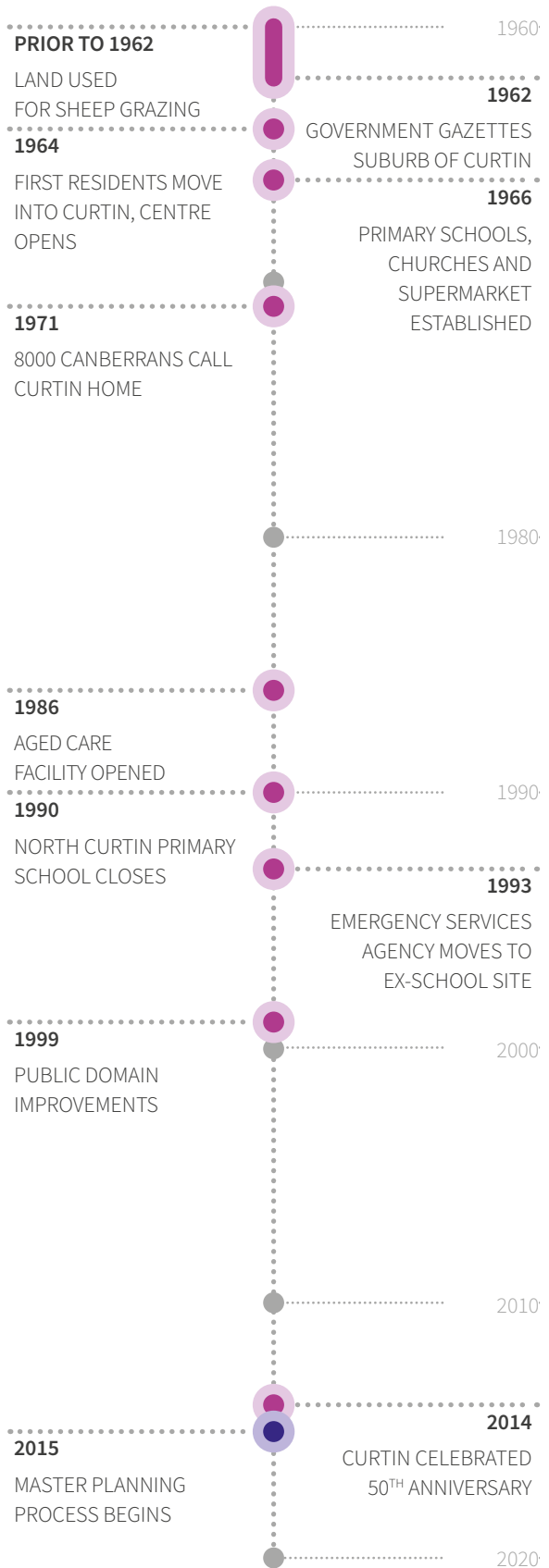
The suburb of Curtin is named after John Curtin, the fourteenth Prime Minister of Australia, who is acknowledged with an entry sign on Carruthers Street at the centre. The community celebrated the fiftieth birthday of the suburb in 2014 with events held in the centre's central courtyard.

Land in the Curtin area was originally used for sheep grazing prior to gazettal of the suburb in 1962 and the centre's establishment. Families moved into the residential area in 1964 and by 1971 there were 8000 residents.

Throughout the 1960s, the NCDC experimented with a variety of housing designs. These included residential estates planned using 'Radburn' design principles, which aimed to separate pedestrian and vehicular traffic and face living and sleeping spaces to the rear. Vehicle access to houses was via smaller access streets, while pedestrian walkways connected the house frontages to urban parkland and local amenities. Curtin, the first precinct in the ACT to be planned on these principles, was designed by Jack Venn between 1961 and 1962.

Curtin was designated a group centre, to be anchored by a supermarket, have 4000 m2 to 6000 m2 of retail floor space and located to serve between three and five suburbs within walking distance. The centre currently services Curtin and the neighbouring suburbs of Yarralumla, Deakin, Hughes and Lyons. However, it operates more like a local centre for the Curtin residents.

Figure 2: Timeline of major development





CURTIN GROUP CENTRE IN THE LATE 1960S (COURTESY ARCHIVES ACT)



CURTIN GROUP CENTRE IN THE LATE 1960S (COURTESY ARCHIVES ACT)

Three primary schools, three churches and a supermarket were established in the suburb by the mid-1960s. The aged-care facility opened in 1986. The North Curtin Primary School was closed in 1990 due to low student numbers, and remained vacant until 1993 when the ACT Government Emergency Services Agency moved part of its operations to Curtin. The Queen Elizabeth II Family Centre was established on the old primary school oval in 1995.

The retail core public spaces have not been upgraded since the late 1990s.

A timeline of major development in the Curtin group centre is indicated at **Figure 2**.

CHARACTER AND HERITAGE

CHARACTER

The Curtin group centre is made up of three existing character precincts (**Map 7**). These precincts are identifiable by their land use, location, street character and built form:

The **commercial core precinct** is a diverse range of commercial spaces that face inwards onto internal pedestrian-only walkways and paved courtyards. Tenancies in this precinct are generally small. Buildings are one or two storeys high, although two of the single storey buildings have an underground basement. This precinct includes heavily used surface parking. The Statesman Hotel is located at the southern edge of the precinct.




The Carruthers Street **community and living precinct** includes mixed uses such as a service station, medium-density residential living and community uses such as churches, an early childhood centre and a family centre. It is difficult to easily and safely walk or ride into the centre from this precinct, particularly across Carruthers Street.

The **recreation, community and open space precinct** contains established community facilities including two schools, an aged care facility, a neighbourhood oval and a church. The western open space network provides good connections to the commercial (retail) core and residential areas beyond.

Map 7: Existing character precincts



LEGEND

-  COMMERCIAL CORE PRECINCT
-  COMMUNITY AND LIVING PRECINCT
-  RECREATION, COMMUNITY AND OPEN SPACE PRECINCT

HERITAGE

As part of the master plan process, an assessment of existing buildings, places, objects and artwork was undertaken in March 2015 to assess the potential for new nominations to the ACT Heritage Register of places or objects with any heritage significance. This assessment included consideration of the Radburn residential precinct to the west of the study area.

There are currently no listed heritage items within the study area, however two items were determined to have merit and could potentially be new heritage places or objects:

- Holy Trinity Catholic Church and Bell Tower (1975) and Parish Office (2010) at Strangways Street
- Curtin Radburn Residential Precinct (1962) bounded by Carruthers, Theodore and Strangways Streets.

The Holy Trinity Catholic Church was designed by architect Kevin Joseph Curtin in 1975. The church is constructed of brickwork with a steel frame and steeply pitched, pyramid-shaped tiled roof. A parish office was built in 2010 and replicates the form, materials and details of the church building. The steel bell tower complements the forms of the adjacent structures and completes a pleasing townscape composition.

The Curtin Radburn Residential Precinct is considered to have social significance for the Curtin area, is considered a community landmark and has been a point of orientation in north Woden since 1975. The precinct was designed in 1961–62 by Jack Venn, a town planner for the NCDC. Venn laid out the housing in Curtin as per Radburn planning philosophies that originated from New Jersey, USA in the 1920s. These philosophies encouraged neighbourhoods to segregate vehicular and pedestrian movement, incorporated communal spaces and parkland areas, and provided pedestrian-friendly residential houses that faced onto the communal spaces.

The NCDC experimented with Radburn planning principles through the 1960s and 1970s in five Canberra suburbs: Hughes, Garran, Curtin, Fisher and Charnwood. Of these, only the Curtin and Fisher precincts remain significant and intact examples of Radburn neighbourhood planning in Canberra. The Curtin Radburn Residential Precinct is considered to have a significant and successful planning layout and subdivision. The design of the individual houses was less of a consideration for this precinct in terms of heritage value.

These places and objects have not been nominated to the ACT Heritage Register and require further assessment to determine if they are of heritage value.

A thorough archaeological field survey of the study area was undertaken in March 2015 and identified no new Aboriginal heritage sites or areas with potential to reveal subsurface Aboriginal site deposits. This could be due to the significant level of ground surface disturbance that has occurred in the area over time.

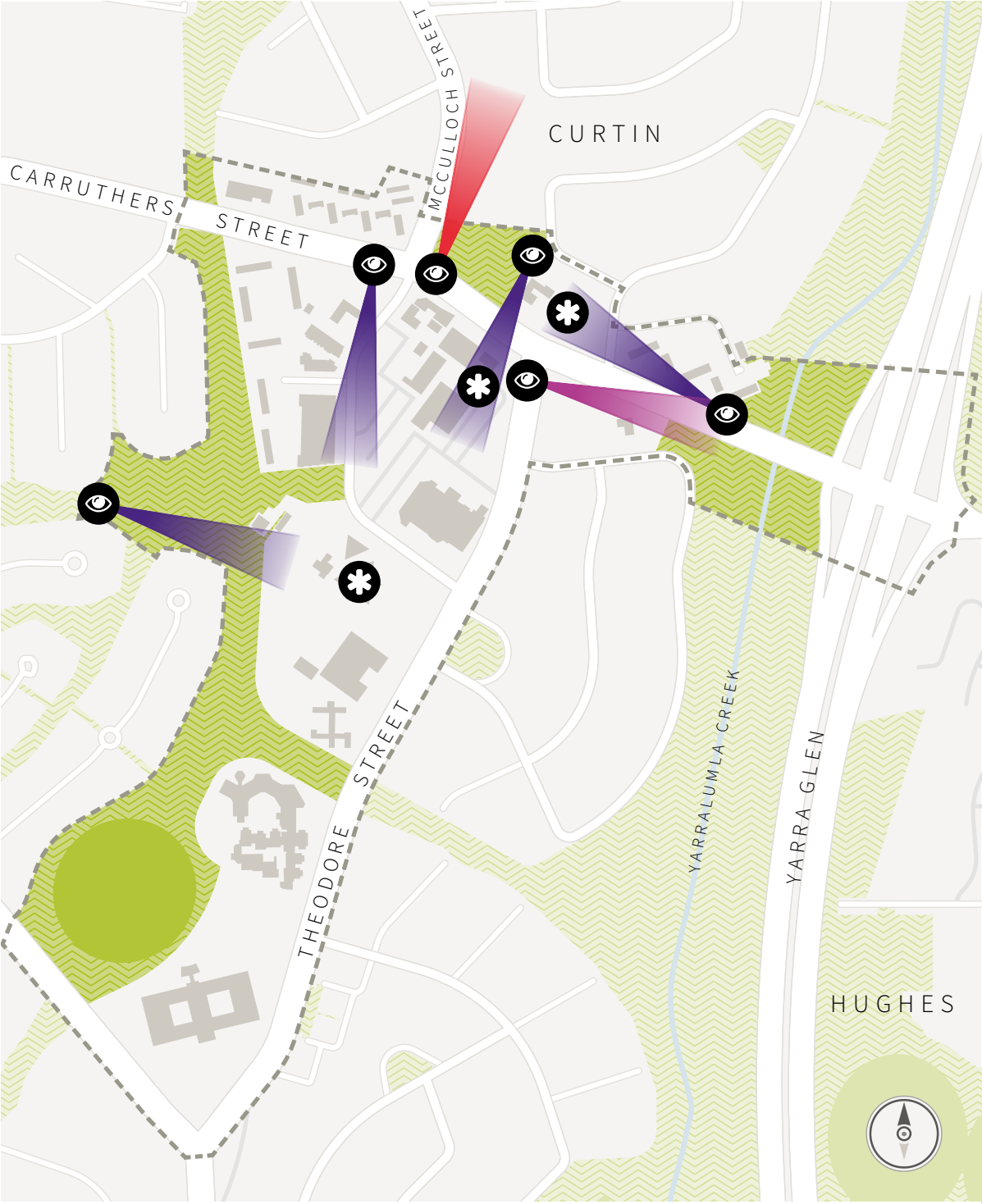
VIEWS AND VISTAS

Several key views and vistas are considered in this master plan as they are deemed to contribute to the character of the centre. Some key views and vistas are indicated in **Map 8** and described below:





- From the north-eastern corner of the retail core, there are hilltop views to Red Hill, vistas of the adjacent suburbs of Hughes and Deakin, and a view of the Parliament House flagpole.
- Views of the Holy Trinity Catholic Church steeple, Australia Post building roof feature and Anglican Church of the Good Shepherd steeple are readily visible from several areas in the centre and contribute to the character of Curtin.
- Views to Black Mountain and the National Arboretum can be seen from the north-western corner of the retail core.

The approach from the east along Carruthers Street is important for people arriving to the centre by car, public transport, walking or cycling. The design of the street could be improved to become a significant vista that provides a greater sense of arrival into the suburb of Curtin and makes the centre more easily identifiable as a destination for people.

Map 8: Views and vistas



LEGEND

-  LANDMARK FEATURES
-  VIEWS TO RED HILL
-  VIEWS TO BLACK MOUNTAIN
-  VIEWS TO LANDMARK FEATURES



VIEW ALONG STRANGWAYS STREET



SWEEPING VIEW APPROACHING THE CENTRE



VIEW TO BLACK MOUNTAIN



VIEW TO THE CENTRE



VIEW TO RED HILL



VIEW TO ST JAMES UNITING CHURCH

LAND USE

LAND CUSTODIANSHIP

Land in the centre is leased by a mix of private leaseholders and the ACT Government (**Map 9**). Unleased Territory-owned land is managed by the ACT Government; within the study area it is mainly in the form of large surface parking.

A key function of this master plan is to identify opportunities for private leaseholders to redevelop and contribute to an improved public domain. This master plan identifies where it is appropriate to sell unleased land or land currently leased to the ACT Government and the types of land uses that could occur on this land. Redevelopment opportunities for leased Territory-owned land are identified in this master plan. Unleased land is managed by the ACT Government.

COMMERCIAL AND RETAIL

The centre primarily serves the residents of Curtin. It only partially performs its intended role to serve the suburbs of Hughes, Lyons, Yarralumla and Deakin. This potential catchment area for the centre has a resident population of approximately 17,500 residents.

Key commercial and retail uses in the retail core include the supermarket, hotel and smaller specialty shops. Uses within the hotel include commercial accommodation, a licensed bistro and bar, and a drive-through liquor store.

Most of the smaller specialty shops and services are located along the pedestrian pathways of the retail core and include a post office/newsagent, barber, greengrocer, pharmacist, gym, cafés, a bakery, duty free store and other general retail uses (**Table 1**).

Prior to the shops closing on the western edge of the central courtyard (Block 7 Section 62 Curtin) shops included a liquor store, bookshop, pharmacist (now located across the courtyard), milk bar and other specialty shops. Other commercial uses in the retail core include a bank, real estate agent, veterinarian, accountant, recruitment agency and home loan agent.

In 2015, the centre had 11,173 m² of floor space of which 0.7% (75 m²) was vacant. The main retail outlet is the supermarket, with a floor space of approximately 1444 m². The hotel development takes up approximately 4340 m² of floor space.

Table 1 lists the types of commercial and retail floor space in Curtin and their total floor space areas.

Community engagement on the draft master plan found that the community wanted more variety in the retail offerings at the centre, such as restaurants, a bar or a local pub.

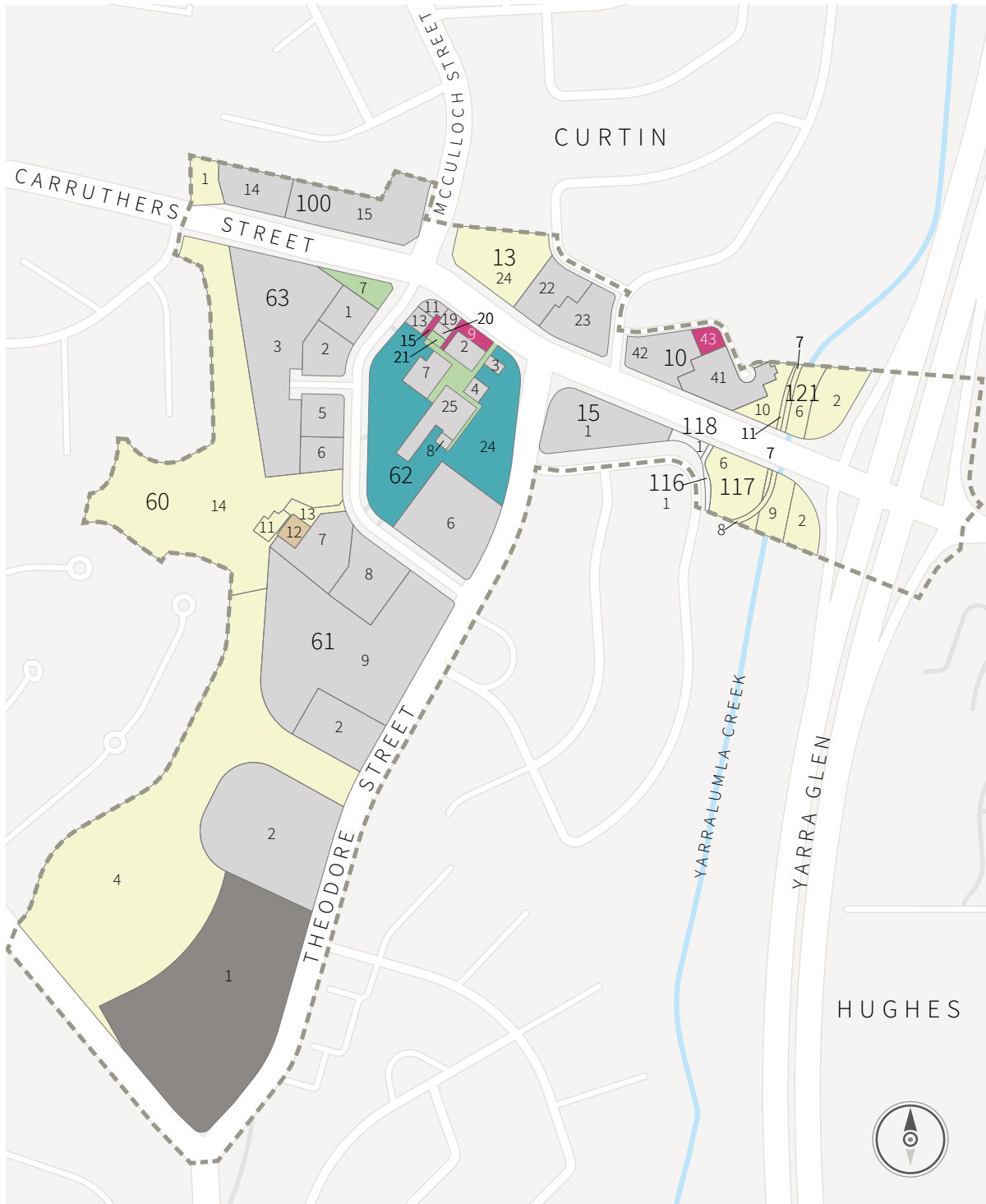
Table 1: Commercial and retail floor space in Curtin by type (2015)

TYPE OF COMMERCIAL/ RETAIL FUNCTION	FLOOR SPACE AREA	
	M2	%
Food	1851	16.6%
Restaurants/cafes	216	1.9%
Petrol station	273	2.4%
Other retail	1443	12.9%
Other services	2665	23.9%
Hotel (and associated functions)	4340	38.8%
Other	310	2.8%
Vacant	75	0.7%
Total	11,173	100%









Future increases in expenditure at the centre will be influenced by the overall growth in retail expenditure, the population growth in the area (centre’s catchment area) and the increase in the supply of floor space at nearby centres such as Woden town centre.

Major developments that could affect the use of the group centre—as well as potentially increase retail expenditure in Curtin—include the planned Canberra Brickworks redevelopment and Molonglo Valley development (until the Molonglo commercial centre is established). Future residents of the Yarralumla Brickworks precinct are likely to use the centre for local shopping. Depending on the mix of development, the Yarralumla Brickworks precinct could provide up to a maximum of 380 dwellings.

Map 9: Existing land custodianship



LEGEND

- | | | | |
|---|------------------------------------|---|------------------------------|
|  | LEASED TERRITORY LAND |  | TCCS - PUBLIC PLACES |
|  | GOVERNMENT LEASE - PUBLIC LAND |  | TCCS - OTHER UNLEASED ASSETS |
|  | GOVERNMENT LEASE - NOT PUBLIC LAND |  | TCCS - VACANT (OTHER) |
|  | TCCS - PUBLIC LAND |  | TCCS - ROADS |

RESIDENTIAL

Curtin contains a significantly higher proportion of detached dwellings (84%) compared to the whole of the ACT (72%), and a significantly lower proportion of semi-detached houses or townhouses (4% in Curtin compared to 15% for the ACT).

Table 9 (page 95) indicates the proportion of dwelling structures in Curtin, Woden Valley and the ACT, highlighting a particularly low supply of semi-detached dwellings in Curtin.

There are several three-storey residential apartment buildings close to the retail core; these developments are located in the RZ4: Medium Density Residential land use zone. Given the centre's proximity to frequent public transport services and a future light rail station at the Yarra Glen and Carruthers Street intersection, further residential development and intensification would be appropriate in and around the centre. This would also increase the long-term viability of the centre and support many initiatives and recommendations of this master plan such as attracting new investment in the centre, encouraging new day and night-time activity and enhancing public safety through passive surveillance.

The Yarralumla Brickworks precinct, located north of the master plan study area, has the potential to provide up to a maximum of 380 new dwellings under the existing Territory Plan land use zoning. While this is outside the master plan study area, the Yarralumla Brickworks precinct has the potential to bring more visitors to the centre for local shopping.

COMMUNITY FACILITIES

Woden town centre plays an important district and regional role, providing essential facilities and services for Woden Valley, Weston Creek and the greater region. Facilities that serve the combined Woden Valley–Weston Creek catchment include Canberra College, Woden Library, Phillip Community Health Centre, CIT Woden and Woden Senior Citizens Club. The Curtin group centre plays an important role in providing community facilities at the local and neighbourhood level.

The current demographic of the Curtin catchment area is considered to be well provided for by existing community facilities within the study area and the health services precinct in West Deakin. A general practitioner, counsellor, dentist, optometrist and chiropractor operate out of the retail core. A specialist family centre is located on Carruthers Street.

Young children are well catered for by two primary schools (one public and one private), three preschools or early learning centres, and two childcare centres. The two primary schools also offer onsite after-hours care. Alfred Deakin High School is located to the east of the study area in the suburb of Deakin.

Three churches in the study area were all established in the early 1960s. Churches are not only important as places of worship for the community, but have the potential to act as safe places of refuge and community meeting points.

An aged-care facility within the study area provides residential care for older people with high support needs as well as respite care. Additional facilities are located nearby in Deakin and Hughes. Other non-profit community organisations are also located within the study area. Currently, no space is set aside for community gardens in Curtin or adjacent suburbs.

All sites within the study area zoned CFZ: Community Facilities Zone are occupied by existing uses. However, Block 1 Section 15, at the corner of Carruthers and Theodore streets, is largely undeveloped. Community facilities located in this zone in the study area are listed in **Table 2** and shown in **Map 10**.

Table 2: Community facilities located within the study area

FACILITY	TYPE	LOCATION
Anglican Church of the Good Shepherd	Place of Worship	Block 23 Section 13
Fred Ward Gardens	Aged care	Block 2 Section 60
Catholic Social Services Australia	Community facility	Block 2 Section 61
Curtin Medical Practice	Health and medical	Block 11 Section 62
Curtin Primary School	Education	Block 1 Section 60
Holy Trinity Catholic Church	Place of Worship	Block 8 Section 61
Holy Trinity Early Learning Centre	Child care	Block 9 Section 61
Holy Trinity Primary School	Education	Block 9 Section 61
Peter Pan Early Learning Centre	Child care	Block 14 Section 100
St James Uniting Church	Place of Worship	Block 22 Section 13

SPORT AND RECREATION FACILITIES

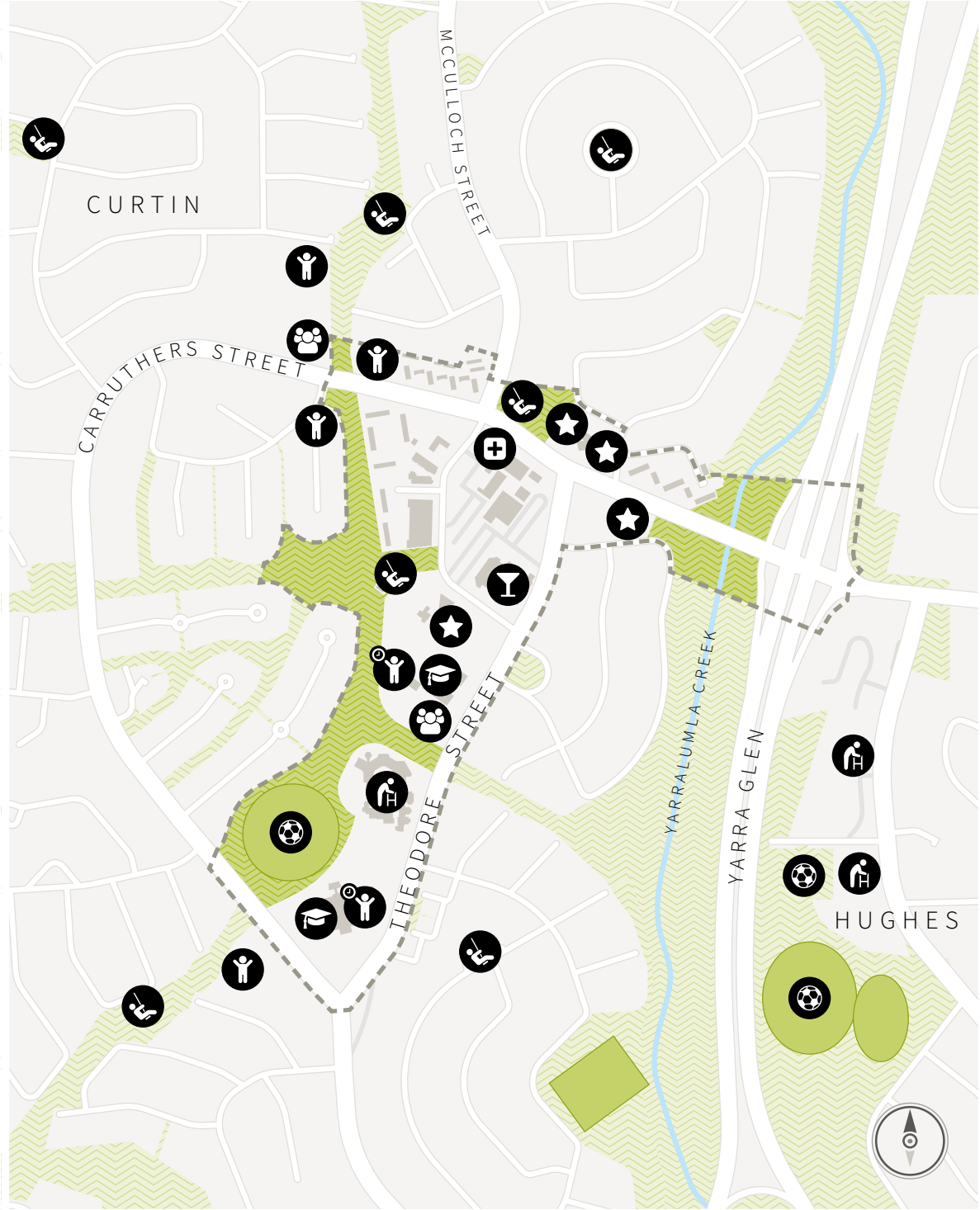
The 2.1 hectare Curtin South Neighbourhood Oval in the southern end of the study area is used primarily for football, gridiron and school activities, but is also used for rugby league and rugby union. The oval includes a small amenities block with toilet facilities. There are currently no plans to upgrade these facilities.

The two children's playgrounds within the study area are located in public urban open space. One playground is on the corner of Carruthers Street and McCulloch Street, next to St James' Uniting Church (**Figure 3**). The other is in urban open space behind the Ron Reynolds Training Centre off Strangways Street. A community safety audit in March 2015 observed limited use of both playgrounds, particularly the one next to St James' Uniting Church, and recommended this playground be more appropriately located. However, some members of the community said during community engagement that the play equipment was well used. The use of children's play equipment could be further increased if it were better located where there are more people, such as closer to shops and services.

A private gymnasium is located at the basement level of the northern block of shops in the retail core. Available for use 24 hours a day, seven days a week, it is a well-used facility with patrons from a wide area.

The North Curtin District Playing Fields are approximately 600 metres north of the retail core, and the Illoura Horse Holding Paddocks are a further 600 metres north. These sport and recreation facilities cater for the broader catchment area.

Map 10: Existing community and recreation facilities



LEGEND

- | | | | |
|---|-------------------|---|-------------------------------|
|  | AGED CARE |  | MEDICAL FACILITY |
|  | CHILDCARE |  | PLACE OF WORSHIP |
|  | AFTER SCHOOL CARE |  | PLAYGROUND |
|  | COMMUNITY SERVICE |  | OUTDOOR RECREATION FACILITIES |
|  | EDUCATION |  | URBAN OPEN SPACE |
|  | LICENSED CLUB |  | OVALS |

Figure 3: Existing playground on the corner of Carruthers Street and McCulloch Street



SERVICES AND TRADES

The study area for this master plan includes three blocks that are zoned CZ3: Services Zone. This services and trades area includes a service station at the corner of Strangways and Carruthers streets (Block 1 Section 63). The other two blocks are currently used for residential dwellings and urban open space. The block that currently exists as open space provides important link into the centre and includes two land use zones.

Although this area provides for a mix of uses, the service station is the only use that would typically be found in this land use zone. The Phillip service trades precinct, approximately 3 kilometres to the south of Curtin, provides district level services and is considered to be a more appropriate location for service trades uses in the Woden Valley.

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3. CHALLENGES AND OPPORTUNITIES

Curtin Group Centre
Master Plan

“RETAIN THE VILLAGE
CHARACTER IN THE
CENTRE, IN PARTICULAR
THE LOW-SCALE BUILDING
HEIGHTS AROUND THE
CENTRAL COURTYARD.”



3. CHALLENGES AND OPPORTUNITIES

The main challenges and opportunities identified for the Curtin group centre are outlined below and illustrated in **Maps 11** and **12**. This list is not exhaustive, however it outlines the outcomes of planning investigations and community engagement, which have informed the development of this master plan. Certain items identified as challenges may also present opportunities and therefore some overlap may result.

CHALLENGES

LIMITED SPACE AND OPPORTUNITIES FOR NEW DEVELOPMENT

There is a limited amount of unleased land in the centre that may be considered for alternative uses. Many commercial buildings in the retail core and adjacent residential apartment blocks have multiple leases or are managed by a body corporate. These two factors make it difficult to consolidate land and intensify urban development in and around the centre. Other sites that could accommodate new uses include the surface parking areas. However, these are needed to ensure the centre remains accessible, competitive and convenient.

Additionally, there is a strong desire from the community to maintain a high level of amenity in and close to the central courtyard. Limiting building heights and opportunities for redevelopment in the retail core area could result in fewer sites being redeveloped in the near to long-term future.

USES THAT MOSTLY OPERATE DURING THE DAY TIME

There is a very limited amount of night-time activity in the retail core, with only the existing supermarket offering some activity after hours. Previously, two takeaway shops were open for a limited time after general business hours. A private gymnasium is open 24 hours a day but is not staffed after business hours. The combination of these factors creates public spaces that are perceived to be unsafe after dark.

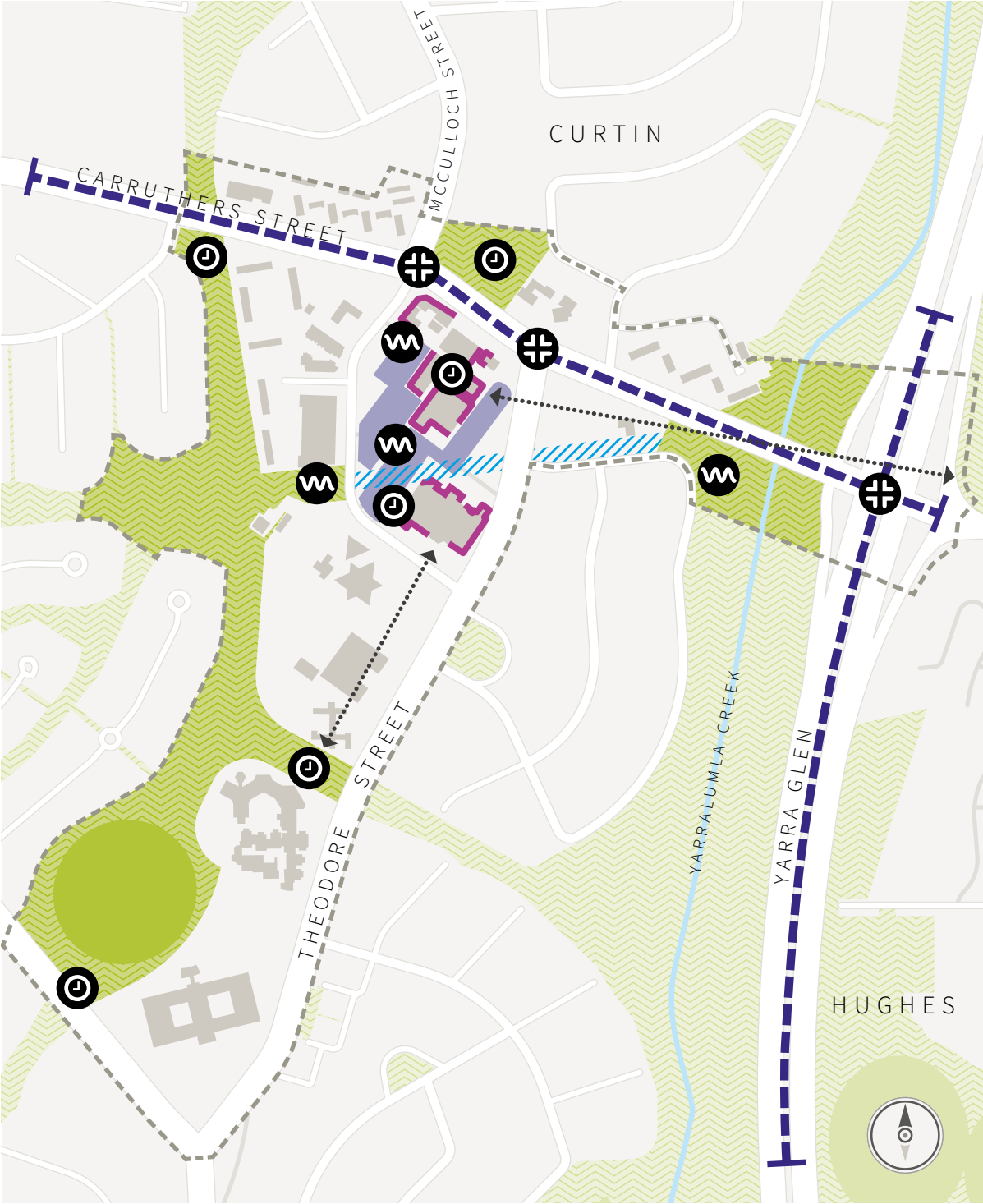
With no residential development or other uses that are active in the evenings currently in the retail core, opportunities for passive surveillance in the evenings are limited.

POOR WALKING AND CYCLING CONNECTIONS TO SURROUNDING RESIDENTIAL AREAS


Several community facilities and public spaces in the study area do not have easy or continuous access to the retail core. Although residential areas to the west have reasonable connections to the retail core, the surrounding roads such as Carruthers Street, Theodore Street and Yarra Glen are difficult to cross easily, other than at the signalised pedestrian crossing on Carruthers Street.

There are places through the centre where level changes are challenging for pedestrians, cyclists and other personal mobility devices, such as wheelchairs, to pass (**Map 11**). Most existing paths cater only for pedestrians, with limited paths suitable for bicycles and other personal mobility devices.

Map 11: Challenges



LEGEND

	POOR CONNECTIONS		INACTIVE FRONTAGES TO EXISTING BUILDINGS
	WIDE ROADS		LIMITED NIGHT-TIME SURVEILLANCE
	PARKING LAYOUT CHALLENGES AND SERVICING AREAS		LEVEL CHANGES
	MAJOR WATER EASEMENT		BUSY INTERSECTION



AGEING BUILDINGS IN THE CENTRE CORE

LACK OF VISUAL IDENTITY FOR THE CENTRE

Curtin exhibits a strong sense of community as demonstrated through the various community activities undertaken throughout the week and on weekends. However, the centre itself looks tired and the buildings are ageing. The centre lacks a presence from the street, particularly on approach from Yarra Glen. The existing height of buildings, limited activity on the Carruthers Street frontages and lack of distinctive entry signage further exacerbates this issue.



INEFFICIENT PARKING LAYOUT AND DESIGN

INEFFICIENT PARKING LAYOUT AND DESIGN

The centre is surrounded by large areas of surface car parking, making it convenient for people to access the centre by car. The eastern and western short-stay car parking spaces often reach capacity during peak periods. The southern car park has much lower usage, even though it is conveniently located. Inadequate street lighting and poor pedestrian access through the surface car parking areas may contribute to this inefficient use of parking and a desire for centre visitors to park as close as possible to the central courtyard. The multiple entry and exit points, tight vehicular manoeuvring space and lack of well-located accessible car parking spaces are also important issues to consider.

The areas of green space at the edges of the surface car parking on Strangways and Theodore streets are not used and could be better located closer to shops to provide more useable green spaces.



POOR WALKING AND CYCLING CONNECTIONS TO SURROUNDING AREAS

OPPORTUNITIES

ATTRACTIVE AND APPROPRIATE LOCATION FOR SOME INCREASED RESIDENTIAL DEVELOPMENT

The ACT Planning Strategy supports the introduction of residential development into Canberra's commercial centres to encourage activity in the evenings, provide new commercial opportunities and housing choice, and grow a more compact and energy-efficient city.

The centre will become more attractive and accessible when a rapid public transport stop (light rail stop) is built near the intersection of Carruthers Street and Yarra Glen. This will provide new long-term opportunities for the centre, including the potential for a more diverse range of housing to meet the changing needs of the Woden Valley population. This may include housing to support ageing in place and younger people, and diverse family compositions that are beginning to enter the suburb. Further, the outcomes of stakeholder engagement identified a desire from some of the existing building owners to refurbish or redevelop the existing buildings in the near future. This could present a new future direction for the centre.

DIVERSE ECONOMIC OPPORTUNITIES IN THE CENTRE

A key objective of this master plan is to consider how the centre could support jobs and a diverse range of economic opportunities. New opportunities for commercial developments in the retail core that are in keeping with the centre's character will allow the centre to grow and will introduce new shops and services over time, including redevelopment of some of the larger sites in the centre (**Map 12**). This could be supported with upgrades to the public domain as new development is introduced.

As Curtin is close to Woden, the centre must not try to directly compete with the town centre. Rather, the centre can provide a different shopping experience that is convenient, diverse and maintains its village-style atmosphere.

The high level of convenience was consistently mentioned in community and stakeholder engagement. The convenient shopping and diverse range of shops and services are an important advantage that will ensure the centre can continue to be an attractive destination for the local community.

ATTRACTIVE AND WELL-USED PUBLIC SPACES

Public spaces in the centre include formal parks, informal green spaces and paved courtyards that could be enhanced through better connectivity and cohesion in the way the spaces are designed.

Urban design elements such as signage, lighting, pavement, building design, landscaping and street tree plantings can all contribute to an improved character, safety and usability of the public domain in the centre.











The existing surface car parking and informal areas of unused open space offer the opportunity to reconfigure the design of these spaces to provide high quality useable spaces for visitors to the centre. If the surface car parking is redesigned, it should include large canopy shade tree plantings, in improved growing conditions, to set up the future landscape character of the centre for the next generation of people who live, work and visit the centre.

Curtin's urban design quality can also be improved through better pedestrian and cyclist connections. The pedestrian and cyclist network could be better integrated into an improved green space network, making it a more convenient and pleasant experience for people. For example, the trunk water mains running east-west through the centre could be an opportunity to create a pedestrian and cyclist axis instead of being perceived as a constraint to the future growth of the centre (**Map 12**).

Map 12: Opportunities



LEGEND

- | | | | |
|---|---|---|---|
|  | FUTURE LIGHT RAIL |  | IMPROVE PUBLIC DOMAIN IN THE CENTRE AND ENTRY TO CURTIN |
|  | IMPROVE PEDESTRIAN AND CYCLE CONNECTIONS |  | REDEVELOPMENT OPPORTUNITIES |
|  | COMMUNITY, SPORT AND RECREATION ATTRACTORS |  | REDESIGN PUBLIC SPACE AND PARKING |
|  | FUTURE LIGHT RAIL STOP |  | IMPROVE RECREATIONAL SPACE AND ACTIVITIES |
|  | IMPROVE INTERSECTIONS FOR PEOPLE CROSSING | | |
|  | CENTRAL COURTYARD AS FOCUS FOR COMMUNITY LIFE | | |

SUSTAINABLE DEVELOPMENT AND DESIGN TO REDUCE ENERGY, WATER AND PRIVATE VEHICLE USAGE

Opportunities for water sensitive urban design in the centre will help filter pollution out of stormwater and irrigate new plantings. These could include potential urban wetlands in the western open space and stormwater harvesting measures throughout the centre.

The built environment may be designed to reduce urban heat island effects with the use of light-coloured materials and permeable paving materials. Shading structures and large trees should be integrated on main pedestrian routes and in public spaces to increase opportunities for shade on hot days.

A rapid public transit stop (light rail stop) at the Carruthers Street and Yarra Glen intersection will make public transport more accessible and convenient to a wider range of the community (**Map 12**). This, together with improved pedestrian and cycle networks, could have flow-on effects to reduce private vehicle use and traffic congestion, as well as improve air quality.

RENEWING THE VISION FOR CURTIN AS A WALKING AND CYCLING NEIGHBOURHOOD

Curtin has a relatively good underlying neighbourhood structure to support walking as part of daily life. The centre is within a 10-minute walk for most Curtin residents through the extensive network of green spaces, particularly through the Radburn precinct to the west of the centre. Access through the green spaces is safe for a wide range of pedestrians and cyclists, including school students who attend the two centrally located primary schools. Additionally, the Woden town centre, where one quarter of Curtin's labour force works, is within a comfortable cycling distance of approximately 3 kilometres.

However, due to a combination of factors, very few Curtin residents choose to walk or cycle as part of their daily travel. Most residents choose to drive to work. Curtin may renew its original intention to be a walking and cycling neighbourhood by improving:

- pedestrian conditions within the core shopping area, in particular routes through the surrounding parking areas
- cycle and shared path networks throughout Curtin to provide better access to the shops, schools, public transport stops and regional cycle routes, including directional signage, better lighting, wider paths and planting more shade trees, and
- safety and convenience for pedestrians at road crossing points on important pedestrian routes within the neighbourhood.

These improvements may be considered as a contemporary update to the Radburn principles that were originally applied to large parts of the nearby neighbourhood.

4. THE MASTER PLAN

Curtin Group Centre Master Plan



“..THE CENTRAL
COURTYARD WILL
CONTINUE TO ACHIEVE
HIGH LEVELS OF SUNLIGHT
.... AND BE A DESIRABLE
PLACE FOR SOCIAL
INTERACTION AND
COMMUNITY ACTIVITY.”

4. THE MASTER PLAN

MASTER PLAN STRUCTURE

The master plan structure indicates how the planning strategies and policies support achievement of the vision and principles (Figure 4).

Figures 5, 6 and 7 indicates some of the key master plan assumptions that were used to develop the planning principles and strategies.

VISION

The vision for the Curtin group centre has been developed with feedback from stakeholders and the community. It captures what is valued about the centre and sets out what the centre could be in the future.

CURTIN GROUP CENTRE IS AN ACTIVE AND INCLUSIVE MEETING PLACE FOR THE LOCAL COMMUNITY. AS A SUCCESSFUL URBAN VILLAGE, THE CENTRE WILL BE EASILY ACCESSIBLE AND WILL PROVIDE A CONVENIENT VARIETY OF BUSINESSES AND SERVICES.

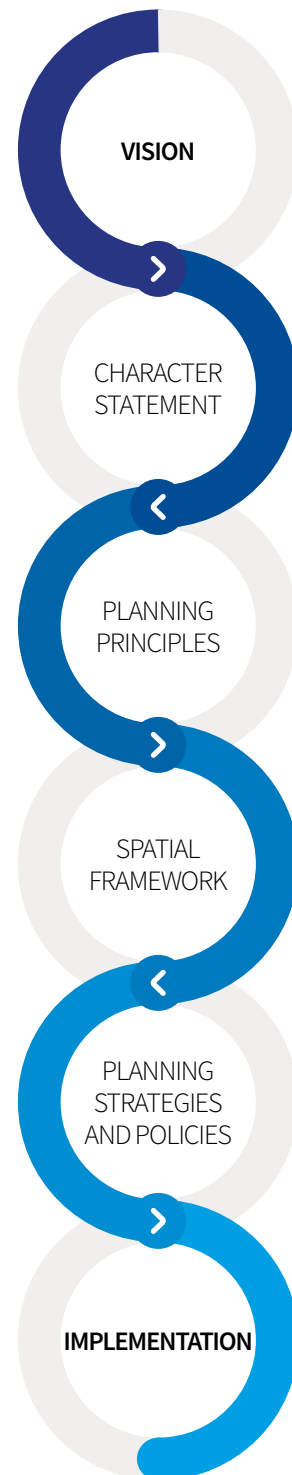
CHARACTER STATEMENT

The Curtin group centre is a busy community hub that offers a broad range of services and facilities to diverse user groups in the catchment area. Sustainable and high-quality housing options attract residents to the area, while local retailers and other businesses see the centre as an attractive place to do business. There are opportunities for evening activities, as well as informal recreation, community and leisure uses.

Pedestrians and cyclists will be able to access the centre safely and efficiently and be connected to nearby facilities such as schools, aged care accommodation and the future City to Woden light rail on Yarra Glen.

As the community’s needs change over time, there is opportunity to reinforce and enhance the following three character precincts (Map 13).

Figure 4: Master plan structure



The **retail core precinct** will allow for a range of building heights that respond to the human scale of this area and preserve solar access to the existing courtyards. Some opportunity for increased building height in key locations will provide more diversity in the built form and allow for a more diverse range of uses to support the economic viability of the centre for future generations. This precinct will balance the centre’s predominantly low-scale character, which is highly valued by the community, with the ability for the centre to grow, adapt to changing community needs and secure the future economic prosperity for businesses. The central courtyard will continue to achieve high levels of sunlight in the winter months and be a desirable place for social interaction and community activity. Areas away from the central courtyard will provide a higher density of development to encourage a greater mix of commercial and residential options.

The **Carruthers Street community and living precinct** will be an important gateway to the centre. It provides residential development that will be supported by rapid transit (light rail) on Yarra Glen. Residential development in this area could include medium to high density housing and supportive housing. Existing community facilities will be protected and encouraged to diversify their services as community needs change over time.

The **community and open space precinct** will retain its formal outdoor sporting facilities, such as the existing oval. The western open space will provide school students and the local community with safe and efficient access to the centre and public transport stops. Improvements to the public domain will strengthen these linkages and make the open spaces more functional and attractive for the community. The surrounding residential areas will continue to provide opportunities for passive surveillance over the area and further activate this precinct.

Figure 5: Population

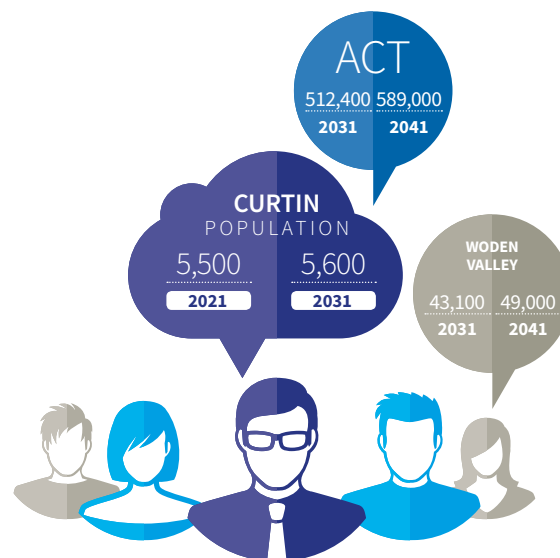
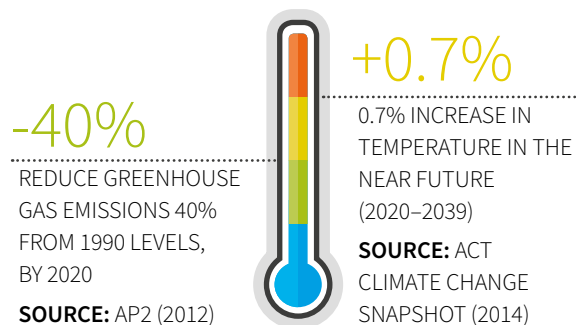


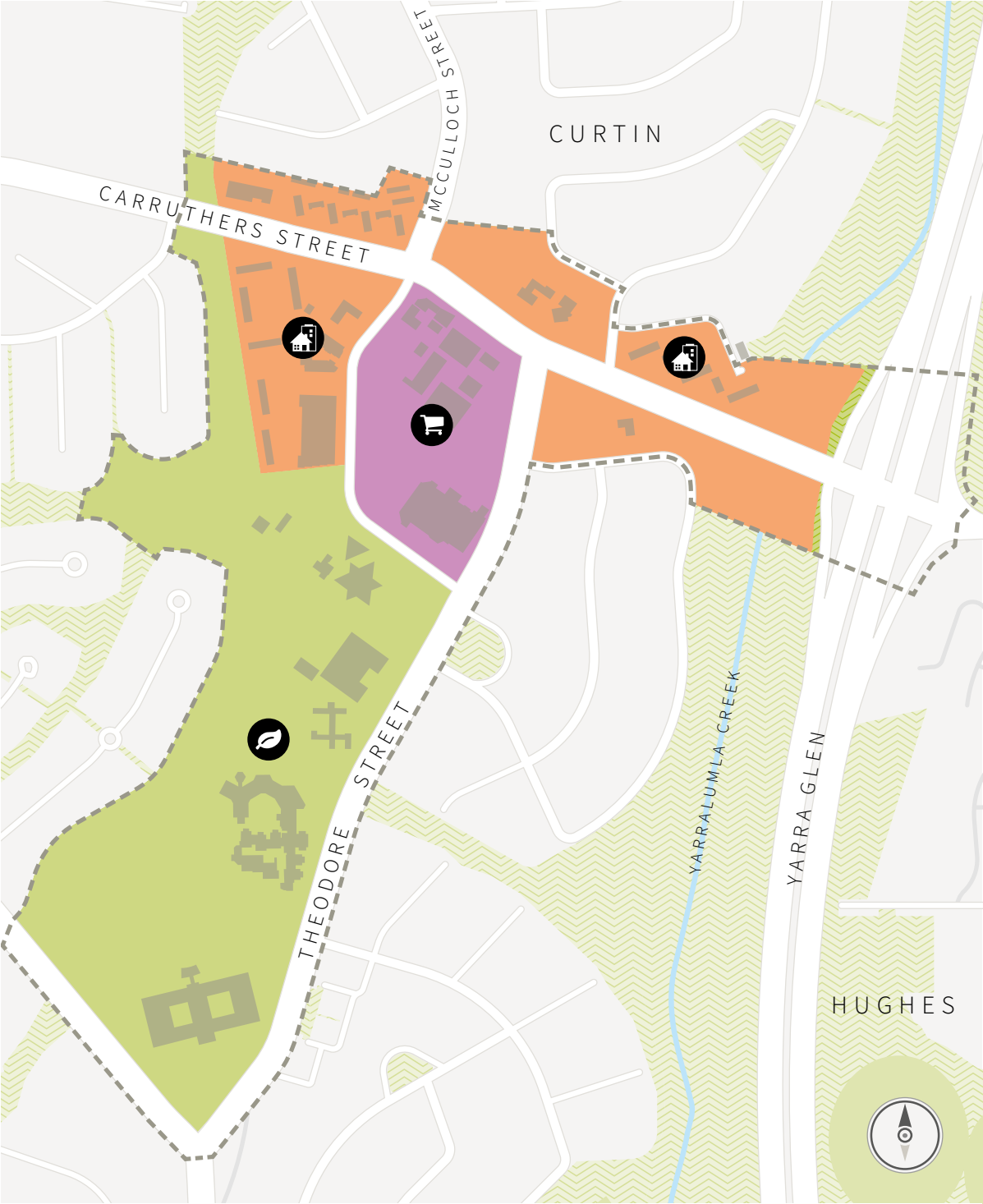
Figure 6: Retail catchment






Figure 7: Environment



Map 13: Proposed character precincts



LEGEND

-  RETAIL CORE PRECINCT
-  CARRUTHERS STREET COMMUNITY AND LIVING PRECINCT
-  COMMUNITY AND OPEN SPACE PRECINCT

PLANNING PRINCIPLES

The following planning principles are applied to guide this master plan, its vision, strategies and implementation. The principles reflect the future desired outcomes for the centre. **Table 3** indicates how the planning principles are supported by the planning strategies. **Figures 5, 6 and 7** indicate some of the key assumptions that were used to develop the principles and strategies.

PROMOTE THE CENTRE AS A CONVENIENT AND ACCESSIBLE PLACE FOR PEOPLE OF ALL ABILITIES

Build on the centre's strengths, such as the existing central courtyard and pedestrian walkways, to create an attractive and walkable public domain. Ensure the centre and surrounding residential areas are easy to access by walking, cycling or other mobility devices from surrounding suburban areas through improvements to the public domain, paths and the design of new developments.

Provide safe areas of parking with direct access to shops and services. Improve the connections to public transport to ensure the centre is a safe, connected and convenient place for people to shop and enjoy.

SUPPORT VARIED LIFESTYLE OPTIONS FOR A DIVERSE COMMUNITY

Continue to provide for the diverse needs of young and old, singles and families, and the most vulnerable in the community by encouraging and providing opportunity for a range of residential housing options and a more diverse range of shops, services and outdoor recreational uses. New residential development will provide affordable options and opportunities for Curtin residents to downsize, commonly referred to as 'ageing in place'.

CELEBRATE THE RETAIL CORE AREA AS AN ATTRACTIVE HUMAN SCALE URBAN VILLAGE

Encourage evening activities, such as restaurants, to make the centre feel safer for visitors and be more active after dark. This is particularly important for the central courtyard and its connections to the suburban areas.

Increase development opportunities and a complementary mix of uses such as residential, commercial, health services, retail and hospitality in the centre where possible. The design of new development, particularly in the retail core area and close to the central courtyard, will respect the human-scale village character of the centre. The sunlit central courtyard is an important social meeting space for the community and will continue to function as a space for community activities and markets.

STRENGTHEN THE SENSE OF COMMUNITY AND PRIDE OF PLACE

Strengthen the successful and well-used public spaces by providing new opportunities for incidental social interaction and recreation. As new development is introduced over time, the pedestrian walkways and existing central courtyard will be improved to provide high quality public spaces and to encourage people to walk and cycle to and through the centre. These spaces will continue to be a focus for the community.

The existing large trees in and around the centre should be retained where possible and incorporated as part of public domain upgrades, including in and around the parking areas.

ENSURE THE GROUP CENTRE IS RESILIENT TO A CHANGING CLIMATE

Provide new opportunities for redevelopment in the centre for people to live and work in a more sustainable urban environment. Better connect Curtin residents to efficient public transit options and ensure the centre can adapt to a changing climate through a focus on providing more green spaces, more plantings adjoining paved areas and more large canopy trees for shade.

Ecological connectivity should be considered in the design of the public spaces in Curtin to allow wildlife to easily move between nearby reserves and parks such as Oakey Hill to the west and Red Hill to the east.

Table 3: Summary of planning principles and planning strategies

PLANNING PRINCIPLES	PLANNING STRATEGIES THAT SUPPORT THE PLANNING PRINCIPLES
Promote the centre as a convenient and accessible place for people of all abilities	<ul style="list-style-type: none"> • Reinforce the vibrant, urban village character and social identity of the centre • Improve the pedestrian experience and efficiency of parking in the centre • Improve neighbourhood walking and cycling links including a new east-west link • Enhance the public domain and western open spaces • Incorporate environmentally sustainable design measures in the future buildings and public spaces in the centre • Strengthen the role of the central courtyard for generations to come
Support varied lifestyle options for a diverse community	<ul style="list-style-type: none"> • Reinforce the vibrant, urban village character and social identity of the centre • Support development that is consistent with the village character of the centre • Improve neighbourhood walking and cycling links including a new east-west link • Incorporate environmentally sustainable design measures in the future buildings and public spaces in the centre
Celebrate the retail core area as an attractive human scale urban village	<ul style="list-style-type: none"> • Reinforce the vibrant, urban village character and social identity of the centre • Support development that is consistent with the village character of the centre • Enhance the public domain and western open spaces • Strengthen the role of the central courtyard for generations to come
Strengthen the sense of community and pride of place	<ul style="list-style-type: none"> • Reinforce the vibrant, urban village character and social identity of the centre • Support development that is consistent with the village character of the centre • Enhance the public domain and western open spaces • Incorporate environmentally sustainable design measures in the future buildings and public spaces in the centre • Strengthen the role of the central courtyard for generations to come
Ensure the group centre is resilient to a changing climate	<ul style="list-style-type: none"> • Improve neighbourhood walking and cycling links including a new east-west link • Enhance the public domain and western open spaces • Incorporate environmentally sustainable design measures in the future buildings and public spaces in the centre

SPATIAL FRAMEWORK

The spatial framework (**Map 14**) 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 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 the centre could change over the lifetime of this master plan.

PLANNING STRATEGIES

These planning strategies are informed by the vision and planning principles in the previous section (**Table 3**). 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 Appendix (background and analysis) section.

The planning strategies identify opportunities for private sector investment and will be achieved through provisions to be included in the Territory Plan, land releases, public domain upgrades (which will be subject to consideration by the ACT Government through future budget processes) and completion of further studies.

Outcomes from all community engagement activities identify the central courtyard as historically the most important community space in the centre. To provide clarity for the future of this space, this master plan summarises all the key recommended planning policies, public domain upgrades and future studies into a single strategy.

REINFORCE THE VIBRANT, URBAN VILLAGE CHARACTER AND SOCIAL IDENTITY OF THE CENTRE

The centre is compact and walkable with a mix of shops and services that bring people and activity to the area. As the suburb and community change over time, it will be important to attract new residents to the area to maintain the centre's viability. The centre should also remain attractive to small business.

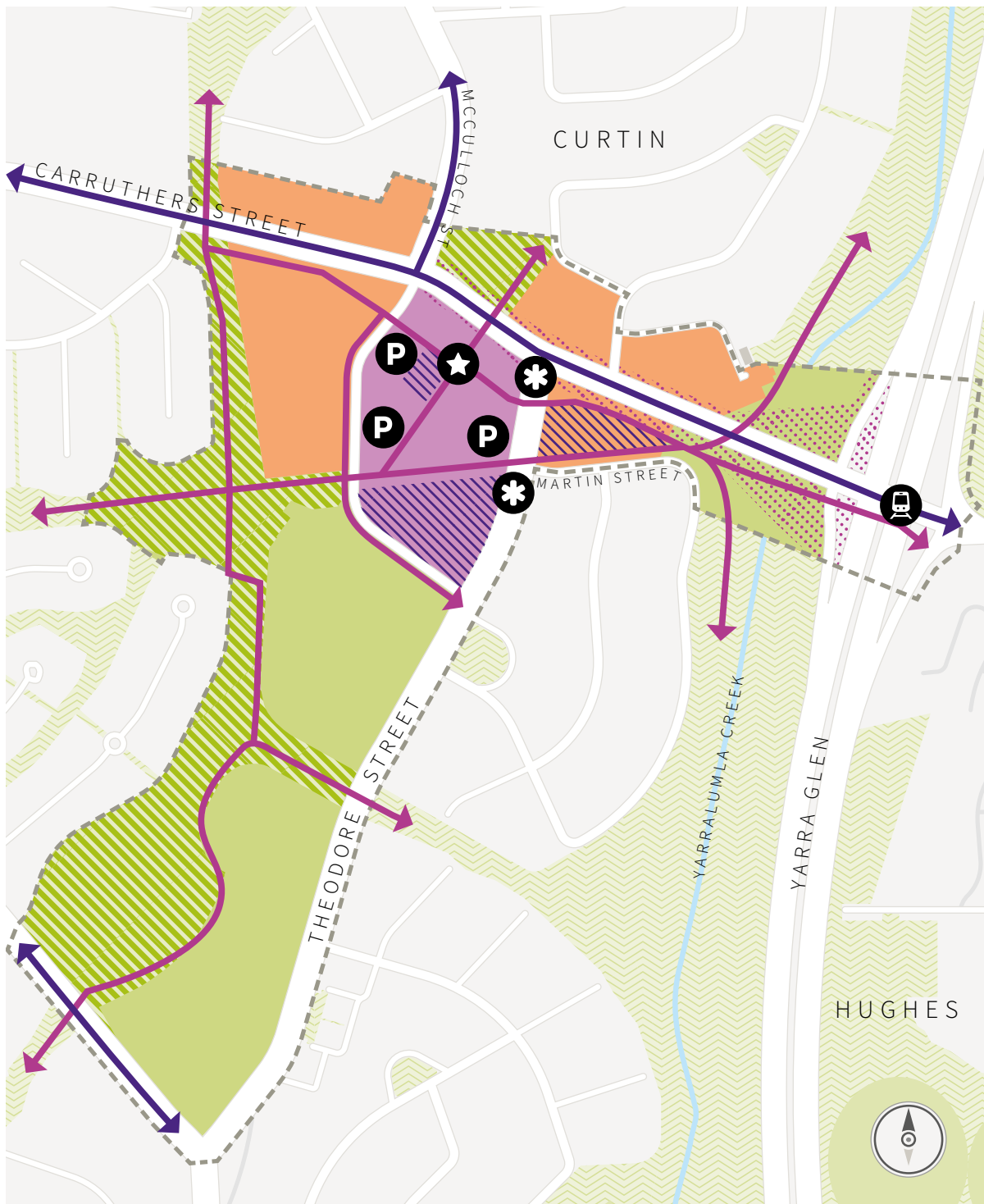
Feedback from the Curtin community indicated the village-style atmosphere of the centre is valued for its intimacy, sun-lit courtyards, pedestrian amenity and opportunities for social interaction. The internal courtyards are important elements to ensure the centre can continue to meet the needs of the Curtin community and to provide opportunities for outdoor dining, market space and community activities. Additionally, the buildings and style of architecture contribute to the centre's character, allowing for sunlight to reach the existing central courtyard and adjoining public spaces.

The opportunity for a children's playground in the retail core was consistently raised as a positive addition to the centre, allowing greater visibility through co-location with other uses that attract people, such as cafés and shops. A shaded outdoor performance space could also be provided in the retail core to encourage informal community interactions, performances and music. In future upgrades, the courtyards and pedestrian walkways could become more pet friendly, as suggested by some members of the community. This could include simple solutions such as dog tie-up areas and pet-friendly drinking fountains integrated with any future public domain upgrades.


The existing large trees in the central courtyard and along main pedestrian routes will be retained and made a feature as the public spaces are incrementally upgraded over time.

The Holy Trinity Catholic Church, Parish Office and Bell Tower, and the Curtin Radburn Residential Precinct (to the west of the centre) are considered to have heritage value and contribute to the character of the suburb. These will require further assessment to determine if they should be considered for nomination to the ACT Heritage Register.

Map 14: Spatial framework



LEGEND

- | | | | |
|---|---------------------------------------|---|---|
|  | ON-ROAD CYCLE LANE |  | ENTRY MARKER |
|  | SHARED PATHS |  | FUTURE LIGHT RAIL STATION |
|  | POTENTIAL REDEVELOPMENT OPPORTUNITIES |  | EXISTING SURFACE CAR PARKING TO REMAIN |
|  | ENHANCE ENTRY TO CURTIN |  | RETAIL CORE PRECINCT |
|  | ENHANCED OPEN SPACE |  | CARRUTHERS STREET COMMUNITY AND LIVING PRECINCT |
|  | CENTRAL COURTYARD |  | COMMUNITY AND OPEN SPACE PRECINCT |





RECOMMENDED PLANNING POLICIES AND ACTIONS

- Reaffirm the existing three character precincts indicated in **Map 13** through the proposed land uses (**Map 15**) and recommended planning controls outlined in this master plan. This includes a change to the Commercial Zone 1: Core Zone (CZ1: Core Zone) and Commercial Zone 2: Business Zone (CZ2: Business Zone) in the retail core precinct. This change will focus the larger scale ‘anchor’ shops in the northern end of this precinct (in the CZ1 land use zone), to maintain the majority of the retail and community activity close to the central courtyard.
- Rezone Block 7 Section 63 Curtin to PRZ1: Urban Open Space to ensure this block continues to perform its existing role as an important pedestrian route and as part of the wider open space network (**Map 15**).
- Require active uses such as shops, restaurants and cafés on the ground floor in the retail core precinct (**Map 16**). Active uses will be mandated onto the central courtyard and the walkways entering the centre. A greater focus of retail and commercial activity will be encouraged on Carruthers Street to provide a more active and attractive frontage to the centre. This will encourage greater use of the wide verges and public spaces along Carruthers Street. Redevelopment of the Statesman Hotel will be required to provide a dual frontage, with entrances to Strangways Street and facing towards the centre.
- New buildings fronting primary active frontages, as indicated in **Map 16**, will:
 - > be oriented towards the streets and courtyards
 - > be required to incorporate transparent frontages, at least 70% of the building frontage
 - > be required to have active uses such as shops, restaurants, cafés and community facilities fronting the primary active frontage
 - > restrict residential use on the ground floor, and
 - > provide awnings designed to shelter pedestrians and create a sense of human scale and enclosure.
- New buildings fronting secondary active frontages, as indicated in **Map 16**, will:
 - > be oriented towards the street and parking areas, and
 - > be adapted at the ground floor for commercial uses; for example, new buildings will have a floor to ceiling height that is appropriate for commercial use.

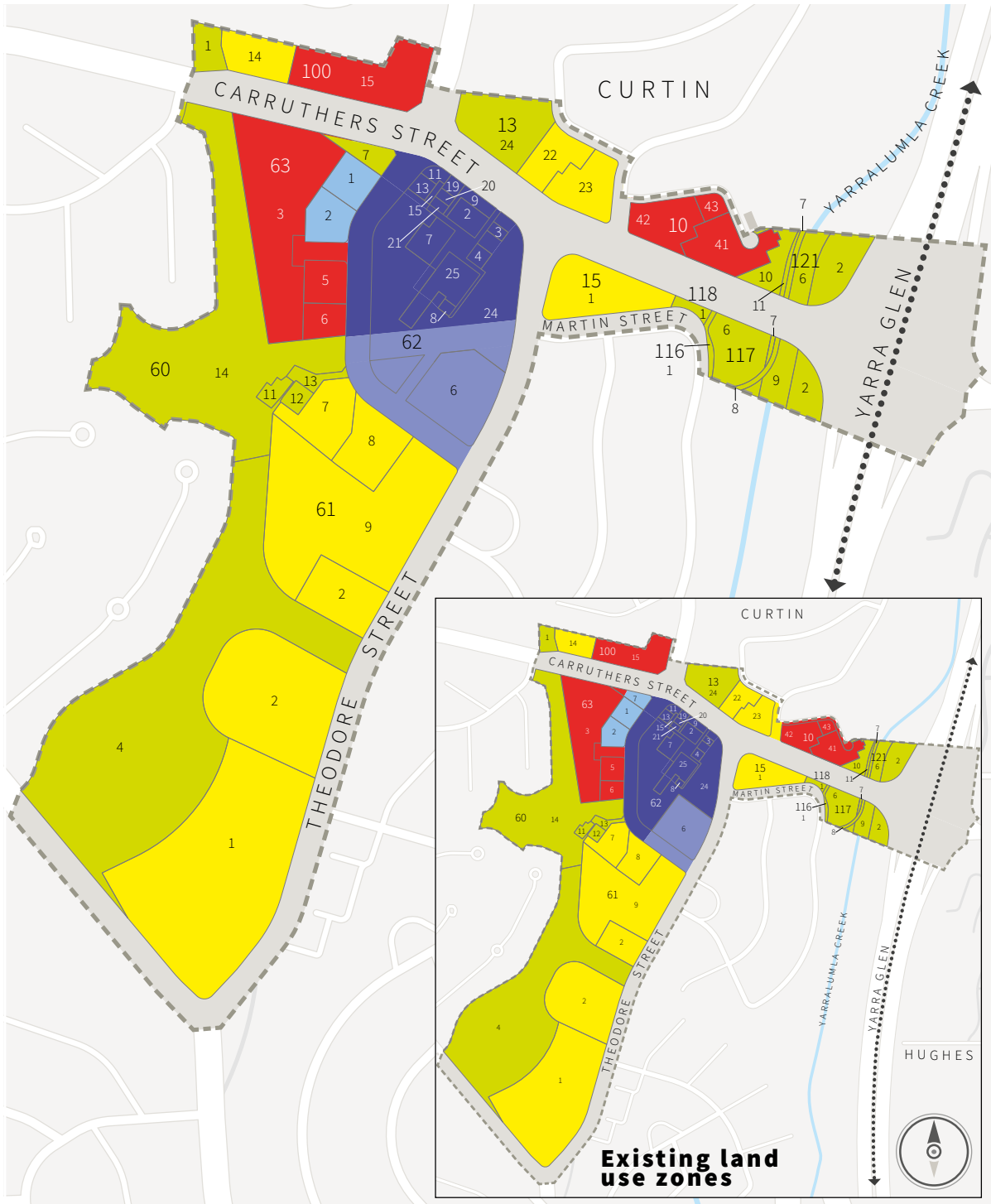
RECOMMENDED PUBLIC DOMAIN UPGRADES

- Upgrade public domain elements in the central courtyard, smaller connected courtyards and entrance pathways to incorporate seating, lighting, signage, rubbish bins, level pavement and landscaping. These areas are the focus of main pedestrian activity, weekend markets and community life. Upgrades in the centre core precinct also provide the opportunity to celebrate the suburb’s heritage and history through historical information signage and public art.
- Provide entry markers, such as signage and urban art, on the centre’s verges close to the intersections of Carruthers Street/Theodore Street and Theodore Street/Curtin Place. These elements will help guide new visitors into the centre and will be designed to contribute towards the centre’s urban village character. (**Map 16**).
- Identify opportunities to incorporate children’s play activities in the central areas of the centre, including the north-east corner close to cafés and courtyard spaces (**Map 16**). The children’s playground should be designed to be integrated with signage and other infrastructure in the centre to ensure children can play safely and allow for co-location with other active uses such as cafés.

RECOMMENDED FURTHER STUDIES

- Prepare detailed heritage assessments for the Holy Trinity Catholic Church, Parish Office and Bell Tower, and the Curtin Radburn Residential Precinct. Where appropriate, planning controls could be recommended to guide future development in each precinct.

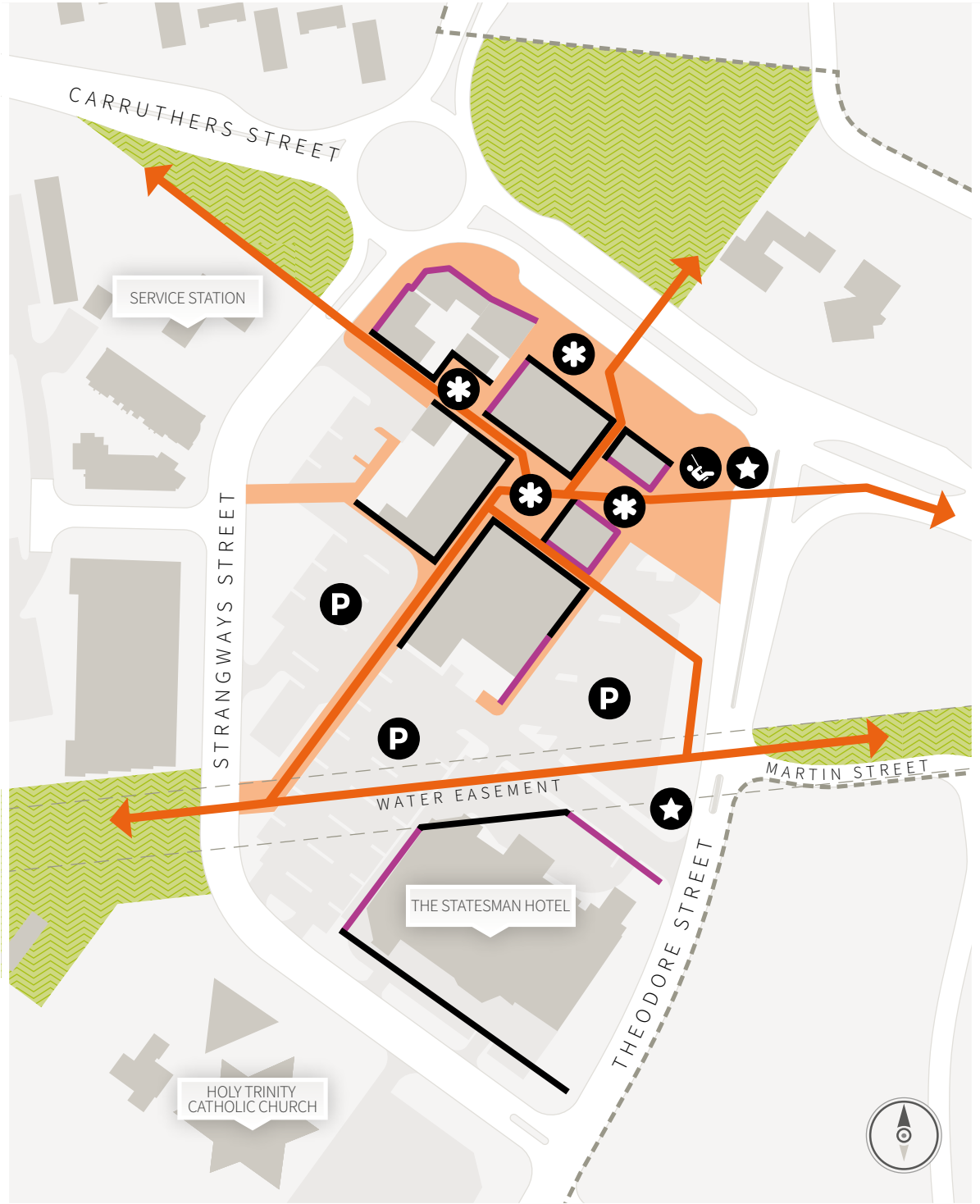
Map 15: Proposed land use zones



LEGEND

- | | |
|---|---|
| RZ4: MEDIUM DENSITY RESIDENTIAL | CZ3: SERVICES |
| CFZ: COMMUNITY FACILITIES | PRZ1: URBAN OPEN SPACES |
| CZ1: CORE | TSZ1: TRANSPORT |
| CZ2: BUSINESS | INTERTOWN PUBLIC TRANSPORT ROUTE |

Map 16: Proposed active frontages



LEGEND

- PRIMARY ACTIVE FRONTAGE
- SECONDARY ACTIVE FRONTAGE
- KEY PEDESTRIAN ROUTES
- WATER EASEMENT
- PEDESTRIAN-ONLY AREA
- 🧑‍🎮 NEW PLAY SPACE
- * KEY PUBLIC SPACES
- P CAR PARKING
- ★ ENTRY MARKERS

SUPPORT DEVELOPMENT THAT IS CONSISTENT WITH THE VILLAGE CHARACTER OF CENTRE

The mix of uses in the existing retail core has worked well in the past with a single supermarket and a range of small-scale tenancies. This master plan seeks to encourage a greater mix of uses and building heights to promote sustainable growth of the centre over time and to cater for future community needs.

The existing retail core area provides the opportunity for some increase in building height that is complementary to the centre's urban village character. The human scale of the retail core will be protected by stepping back upper floors of buildings, providing a mix of building heights and protecting solar access to key public spaces, particularly the central courtyard.

In Stage 4 community engagement, a solar fence provision was proposed for development at the edges of the central courtyard to limit potential overshadowing. The solar fence provision is not proposed in this master plan as building height controls have been changed to limit all development on the eastern, western and northern boundaries of the central courtyard to a single storey.

The Statesman Hotel site has been identified in this master plan as an opportunity to provide a greater range of night-time uses and to provide surveillance across the centre in the evenings to improve safety. Two options for redevelopment are illustrated in this master plan to allow for an opportunity to realise a new internal street structure in the south of the centre that will better integrate the Statesman Hotel site and the existing retail core area.

The ACT Government is committed to ensuring a diverse choice of housing is available to Canberrans. This policy was supported during stage 1 of community engagement, where 56% of Curtin residents expressed interest for more housing options in Curtin. However, stage 4 community engagement found that while the community want greater housing diversity, concerns were raised with introducing residential development in the retail core area, including potential conflicts between people living close to noisy community and retail

activities that may occur in the central courtyard. This master plan identifies potential sites in and close to the centre that have the opportunity to provide additional housing choices in Curtin and includes strategies to mitigate conflicting issues (such as noise) between residential use and well utilised public spaces.

As the centre grows over time, there will be a need for new development or redevelopment that provides additional retail and commercial uses to cater for any expansion of these suburbs.

RECOMMENDED PLANNING POLICIES AND ACTIONS

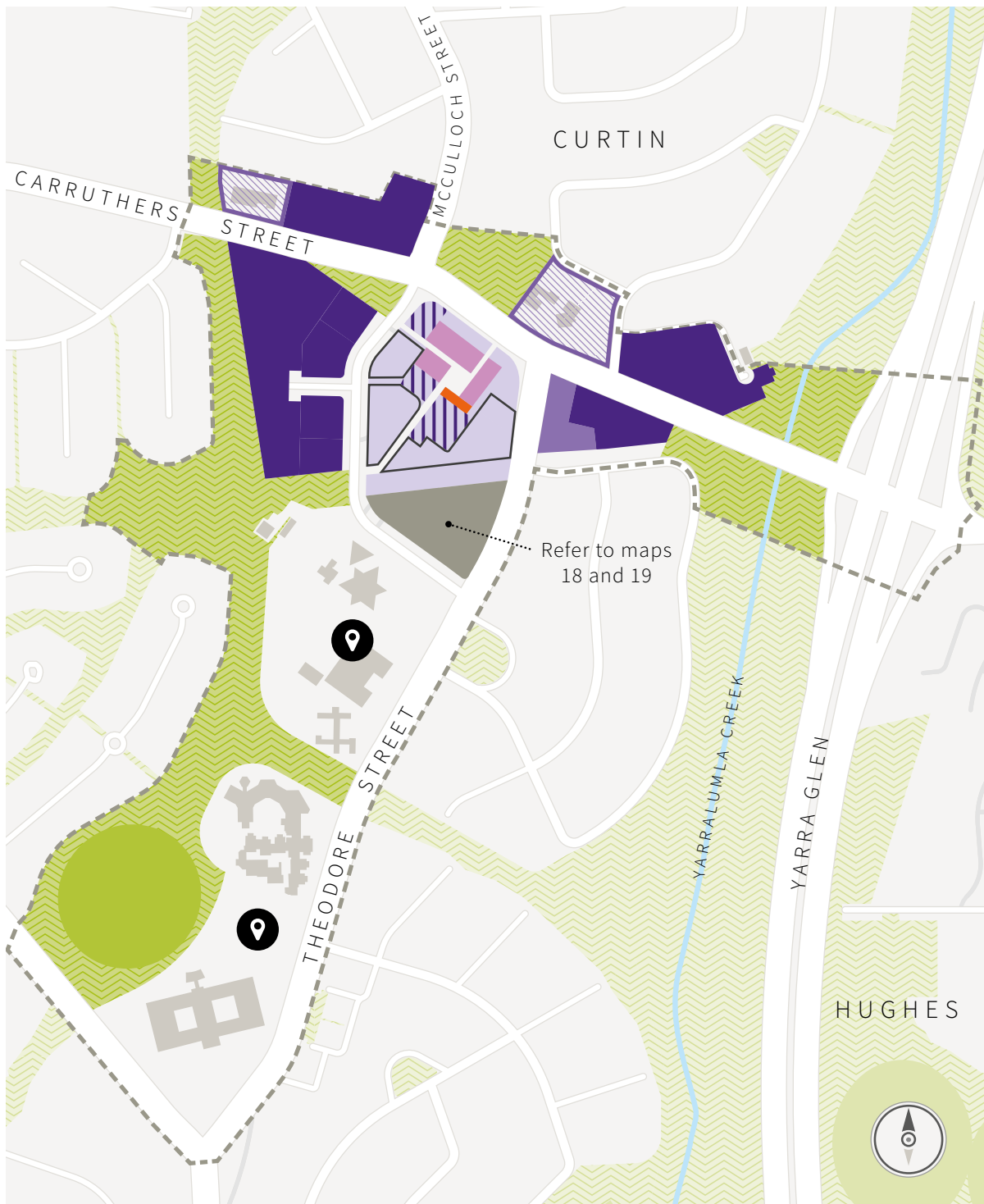
- Permit building heights for the centre as indicated in **Map 17** to allow for a diverse range of land uses, including greater housing choice, and to better support local business in the centre.
- For buildings facing the existing central courtyard, building heights are to be limited to a single storey for development on the eastern, western and northern boundary of the courtyard (**Map 17**). On the southern boundary of the central courtyard, development above the ground floor is to be set back a minimum 3 metres.
- For buildings in the retail core that face Strangways Street, Carruthers Street or Theodore Street, buildings are to be set back a minimum of 3 metres above the first floor.
- Require that individual development proposals limit potential overshadowing of the existing central courtyard, and adjoining smaller courtyard, by demonstrating how solar access to public spaces is provided in the winter months. Shadow diagrams are required to show potential overshadowing of public spaces, demonstrating that reasonable sunlight can be maintained on the winter solstice between 9am and 2:30pm, when sunlight is most desirable.
- Provide new planning controls that allow for new development and redevelopment to occur in the centre that promote additional activity in the evenings. This could include new commercial development and redevelopment of large sites, such as the Statesman Hotel (**Maps 18 and 19**).

- Buildings may be considered above two storeys and to a maximum of 18 metres (up to 5 storeys) as indicated on **Maps 17 and 26**, where they achieve the following in addition to the above requirements:
 - > Buildings are designed to reflect the local character of the group centre.
 - > Buildings do not overshadow living spaces of adjacent dwellings.
 - > The development contributes to the mix of uses and/or housing diversity of Curtin.
- Ensure that access to Curtin Place on Block 7 Section 62 Curtin is enhanced to ensure future development can be accessed by large vehicles, such as waste collection vehicles, along with improved pedestrian access to the adjacent medical centre.
- Provide improved access to new developments to allow for safe and easy access for future visitors, residents and service vehicles.
- Provide an appropriate interface between Block 6 Section 62 Curtin and existing nearby development by limiting the maximum building height to two and three storeys facing Theodore Street and two storeys facing Strangways Street. A minimum three metre setback above the first floor is to be provided for development facing Strangways Street. These height limits will help reduce the potential bulk, scale and overshadowing of development facing the streets (**Maps 18 and 19, Figures 8 and 9**).
- If residential development is proposed at the ground floor level on Block 6 Section 62 Curtin, facing either Theodore Street or Strangways Street, the ground floor design is to:
 - > Be generally consistent with **Figure 10**.
 - > Be setback a minimum 4 metres from the front block boundary facing Strangways Street to allow for a raised courtyard and landscaping.
 - > Provide a ground floor courtyard that is raised 600–900mm above the verge level. The courtyard shall be setback:
 - > a minimum 2 metres from the Theodore Street block boundary, and/or
 - > a minimum 800mm from the Strangways Street block boundary.
 - > Provide screen plantings between the raised courtyard and front block boundary.
 - > Provide a low transparent fence at the edge of the raised courtyard that is no higher than 1.8 metres above the verge level. Where possible, the fence is to include a gate with pedestrian access provided between an individual courtyard and public footpath (where a public footpath exists).










BLOCK 6 SECTION 62 CURTIN (STATESMAN HOTEL SITE)

- Provide a building setback (minimum 6 metres) from Theodore Street block boundary to protect the existing large eucalypts. These trees contribute to the centre’s character and provide a green ‘buffer’ to the nearby residential development (**Figures 8, 9 and 10**).
- A zero metre setback is permitted to the Strangways Street block boundary at the ground floor level as indicated on **Maps 18 and 19**, for commercial development on Block 6 Section 62 Curtin.
- Permit a range of building heights with a maximum of six storeys (up to 21 metres) on Block 6 Section 62 Curtin to encourage redevelopment of this site, to provide opportunities for night-time activity and to promote passive surveillance across the surface parking areas in the centre. Any proposed redevelopment must consider overshadowing impacts on adjacent residential dwellings on the eastern side of Theodore Street (**Figures 8 and 9**).

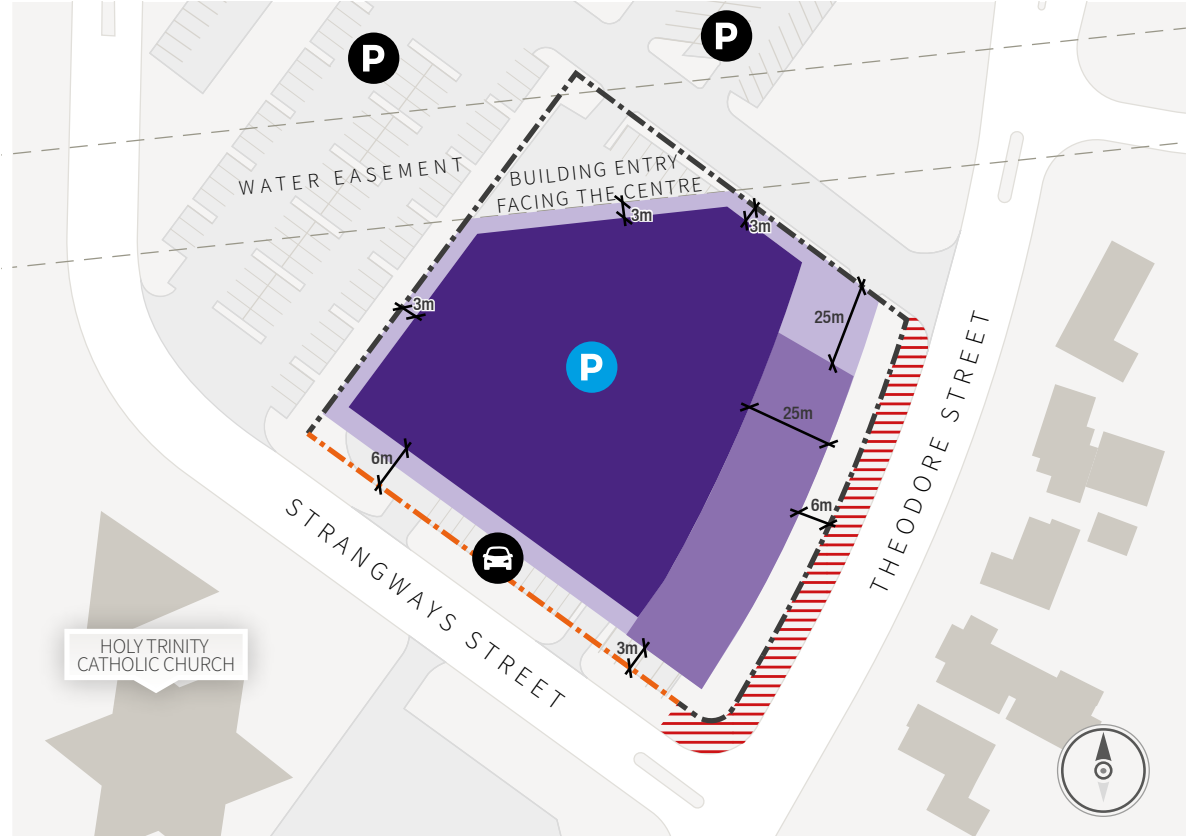
Map 17: Proposed building heights












LEGEND

- | | | | |
|---|---|---|--|
|  | MEDIUM RISE AREAS
(UP TO 6 STOREYS TO 21M) |  | LOW RISE AREAS
(UP TO 2 STOREYS TO 9M) |
|  | MEDIUM RISE AREAS
(UP TO 5 STOREYS TO 18M MAY BE CONSIDERED WHERE THEY MEET ADDITIONAL CRITERIA) |  | LOW RISE AREAS
(SINGLE STOREY BUILDING) |
|  | LOW TO MEDIUM RISE AREAS
(UP TO 4 STOREYS TO 15M) |  | 3M SETBACK ABOVE GROUND FLOOR |
|  | LOW TO MEDIUM RISE AREAS
(UP TO 3 STOREYS TO 12M) |  | SURFACE CAR PARKING RETAINED |
| | |  | RETAIN EXISTING BUILDING HEIGHT CONTROLS |

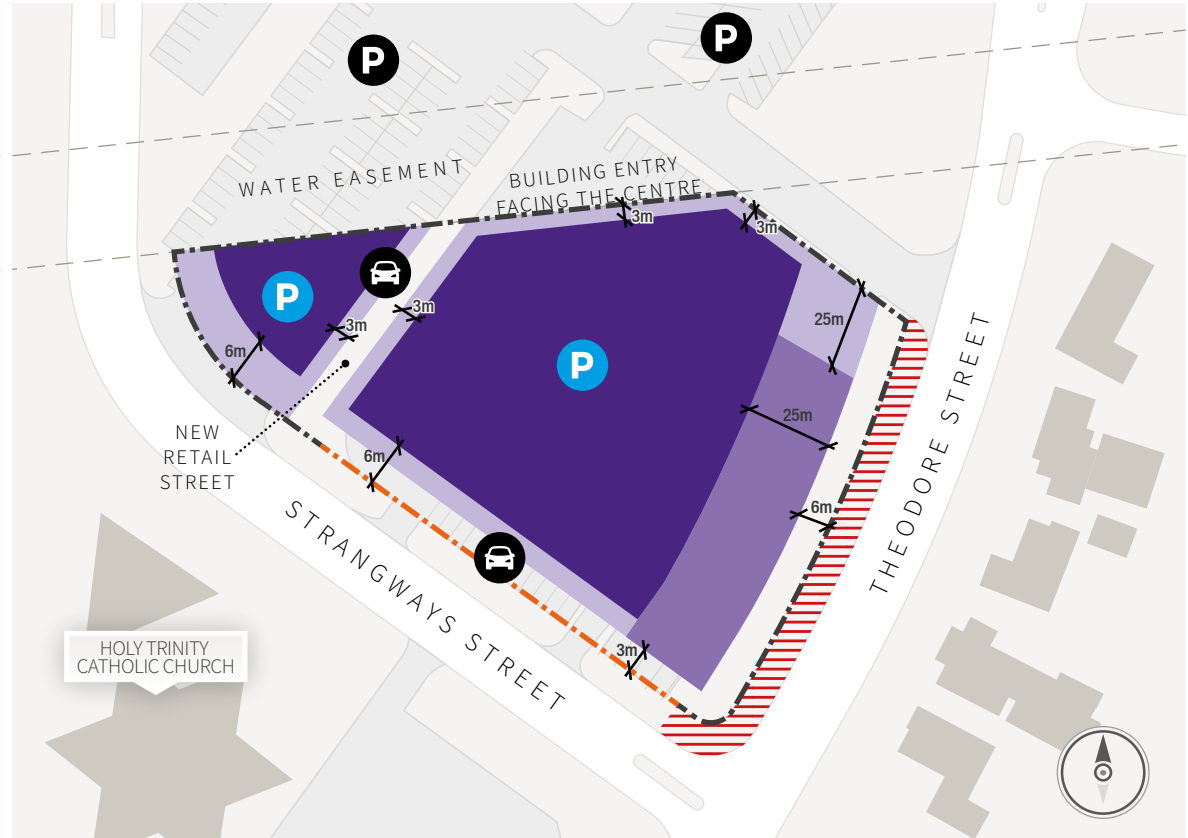
Map 18: The Statesman Hotel indicative development option 1



LEGEND

-  BLOCK BOUNDARY
-  NO VEHICLE ACCESS
-  0M BUILDING SETBACK PERMITTED FOR COMMERCIAL USES AT GROUND FLOOR LEVEL
-  BUILDING ENTRY, DRIVEWAY AND LANDSCAPING
-  MEDIUM RISE AREAS (UP TO 6 STOREYS TO 21M)
-  BASEMENT CAR PARKING PROVIDED
-  LOW TO MEDIUM RISE AREAS (UP TO 3 STOREYS TO 12M)
-  CAR PARKING
-  LOW TO MEDIUM RISE AREAS (UP TO 2 STOREYS TO 9M)

Map 19: The Statesman Hotel indicative development option 2



LEGEND

- BLOCK BOUNDARY
 - 0M BUILDING SETBACK PERMITTED FOR COMMERCIAL USES AT GROUND FLOOR LEVEL
 - MEDIUM RISE AREAS (UP TO 6 STOREYS TO 21M)
 - LOW TO MEDIUM RISE AREAS (UP TO 3 STOREYS TO 12M)
 - LOW TO MEDIUM RISE AREAS (UP TO 2 STOREYS TO 9M)
- NO VEHICLE ACCESS
 - P BUILDING ENTRY, DRIVEWAY AND LANDSCAPING
 - P BASEMENT CAR PARKING PROVIDED
 - P CAR PARKING

Figure 8: Theodore Street cross-section

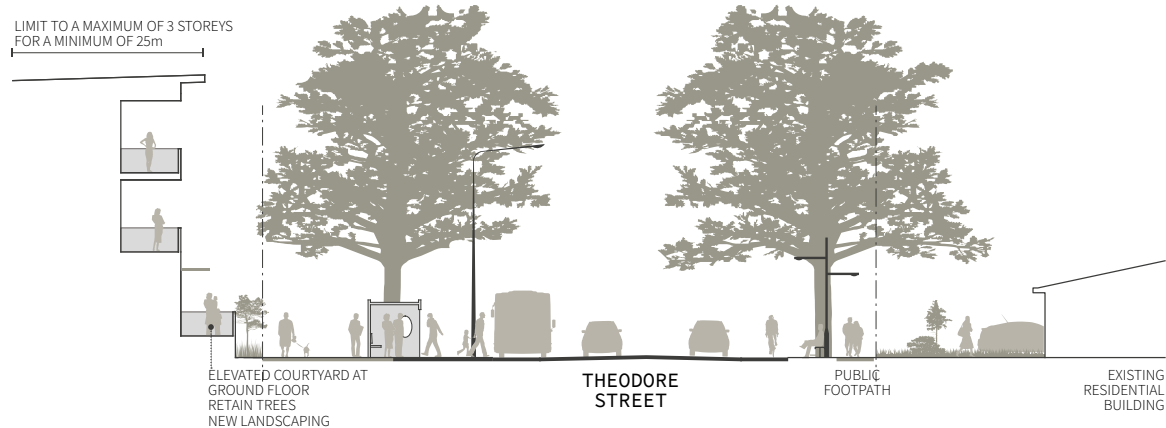
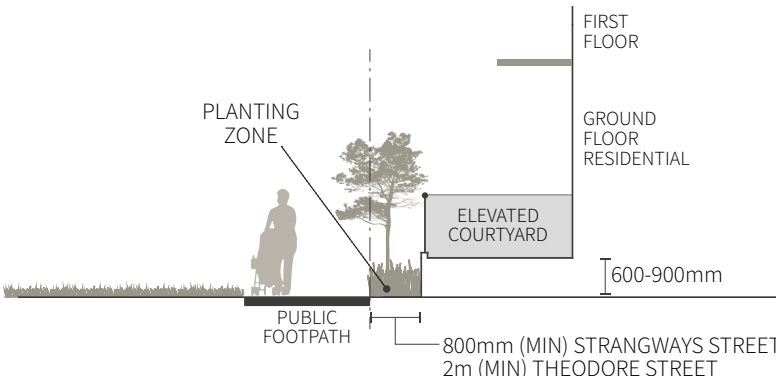


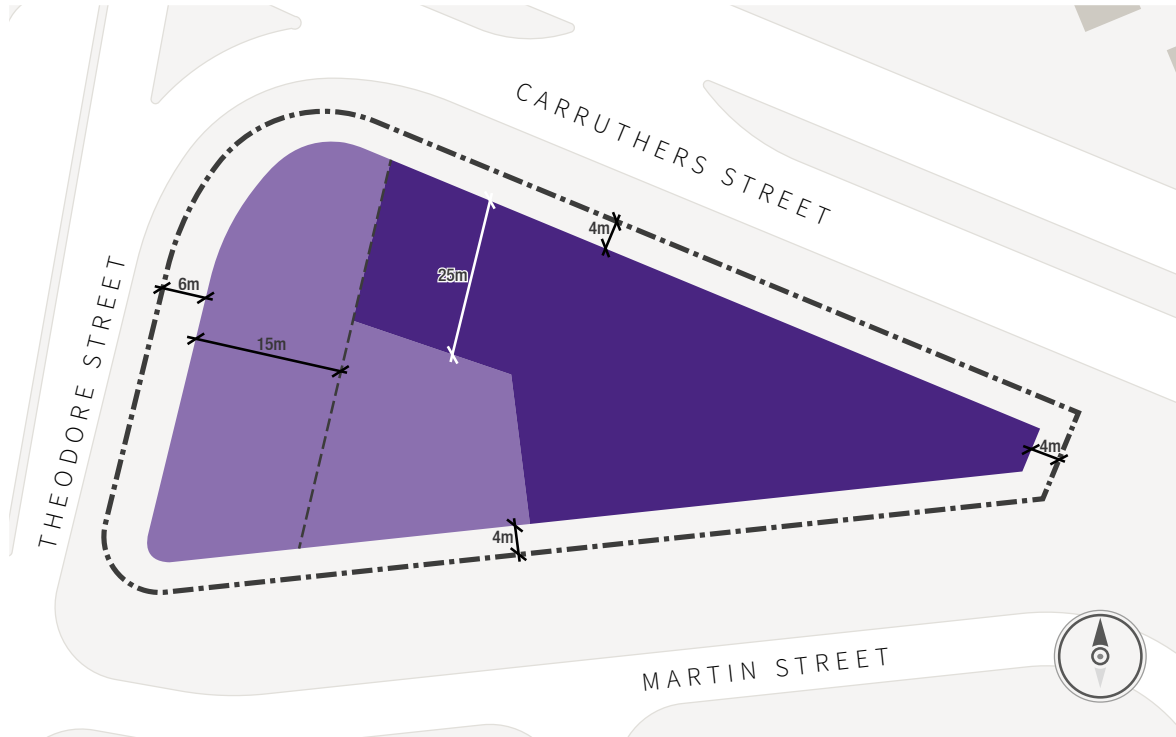
Figure 9: Strangways Street (south) cross-section



Figure 10: Residential interface at the ground floor level



Map 20: Indicative development option for Block 1 Section 15 Curtin



LEGEND

- BLOCK BOUNDARY
- MEDIUM RISE AREAS
(UP TO 6 STOREYS TO 21M)
- LOW TO MEDIUM RISE AREAS
(UP TO 3 STOREYS TO 12M)

BLOCK 1 SECTION 15 CURTIN (VACANT BLOCK ON THE CORNER OF THEODORE AND CARRUTHERS STREETS)

- Encourage development of community uses (such as supportive or community housing) on Block 1 Section 15 Curtin at the corner of Theodore and Carruthers Streets. Allow for a mix of building heights across the site, with lower building heights at the western end of the block and increasing in height at the eastern end, where the site is lower and buildings will be less prominent in the landscape. Lower building heights are also proposed facing on to Martin Street to provide an appropriate interface with the adjacent existing one and two storey residential development. Buildings heights are to be generally consistent with **Map 20**.
- Block 1 Section 15 Curtin offers opportunities for a diverse mix of community uses to support the community. Due to the site's proximity to future rapid public transport on Yarra Glen, the shops/services in the centre, schools and regional facilities provided in the nearby Woden town centre, part of the site should be investigated for a recognised form of affordable housing.

IMPROVE THE PEDESTRIAN EXPERIENCE AND EFFICIENCY OF PARKING IN THE CENTRE

Group centres in Canberra are valued for their convenience, ease of access, choice of shops and services, and availability of car parking. There is opportunity to improve pedestrian connectivity and accessibility through the surface car parking areas and along the streets. Provision should be made for additional accessible car parking. Improved connections into the centre will better cater for an ageing population and for school children looking to visit the centre in the afternoons.

In early 2015, Strangways Street was established as a low speed vehicle environment (40 km/h). This has improved safety for all road users and will draw more pedestrian activity to the area. Strangways Street could be further emphasised as a pedestrian-oriented street by: introducing new development that faces onto the street; improving the pedestrian experience; introducing traffic-calming measures to the street to further slow traffic; and providing accessible paths suitable for people with mobility needs.

Providing efficient and safe traffic and car parking will remain an important consideration for the centre into the future. To achieve this, there must be complementary strategies to reduce the number of people who choose to travel to the centre by car and encourage more people to access the centre in more sustainable ways such as walking, cycling or public transport.

Traffic speed along Theodore Street is a community concern, particularly for vehicles turning from Carruthers Street and close to the two primary schools and the aged care facility. As the centre grows and develops, it may be necessary to upgrade some of the busier intersections, including investigation of new traffic signals. Two intersections—Carruthers Street/Theodore Street and Carruthers Street/Strangways Street—may need to be upgraded to ensure efficient and safe traffic movements in the future. This will also provide an opportunity to improve the pedestrian crossings at these intersections. The final design solution for these two intersections would benefit from an integrated approach to the design and

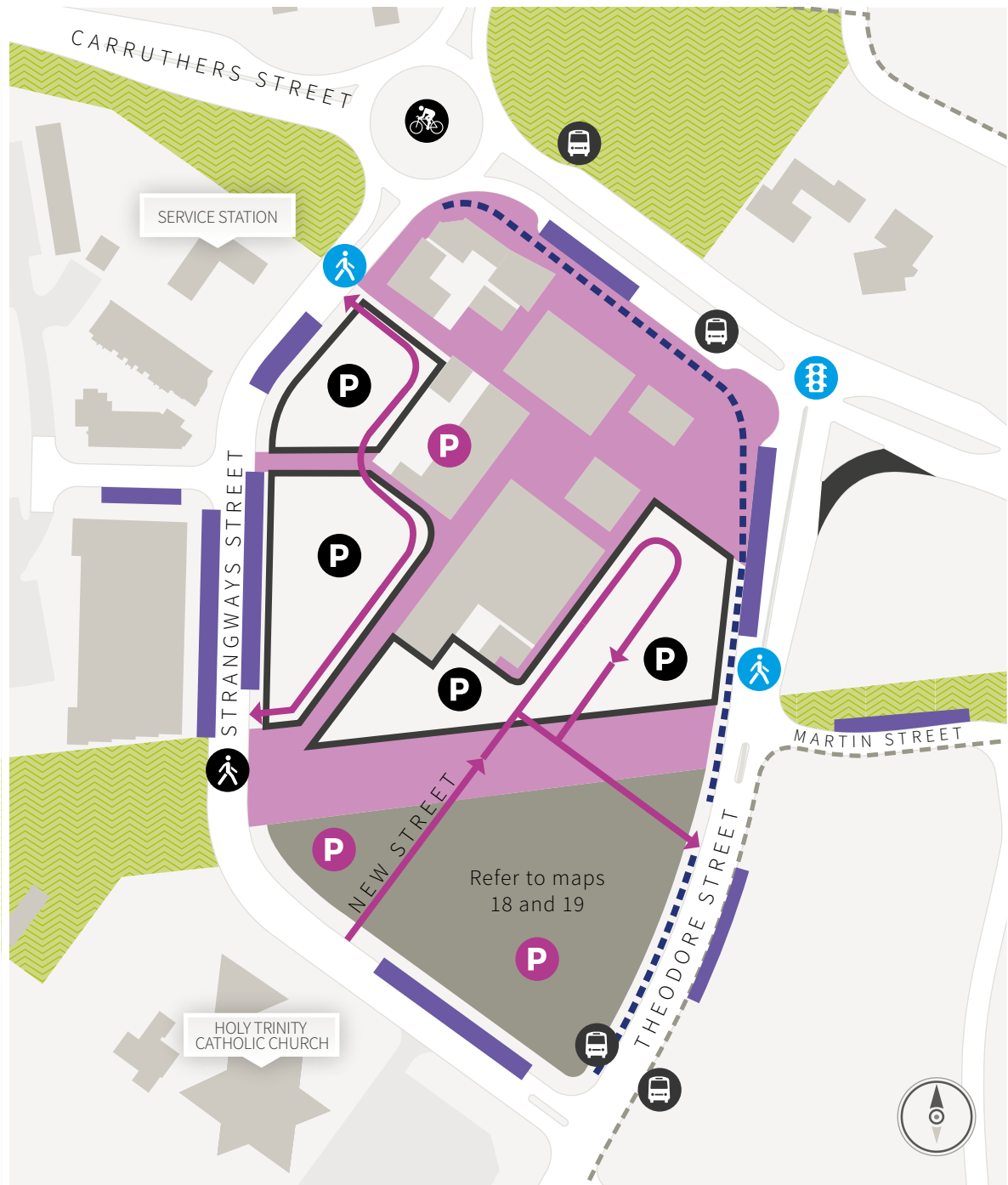
coordination with the existing signalised pedestrian crossing on Carruthers Street. This approach would help provide a safe and practical arrangement for people walking, cycling and travelling by car. Additional traffic calming measures may include the reduction of speed limits, traffic-control devices such as speed humps and reducing road widths through the provision of wider verges and on-street parking spaces.

The eastern and western car parking areas are recommended to be retained and could be extended to provide some additional spaces. The design of these surface car parks could be improved to make it easier and safer for people to walk through these areas. The recommendation for a new retail street from Strangways Street to the existing surface car park on the east of the centre will help formalise pedestrian paths between the Statesman Hotel site and the shops close to the central courtyard.















RECOMMENDED PLANNING POLICIES AND ACTIONS

- Require future development in the centre to incorporate passive surveillance opportunities over the car parking areas, such as balconies, to improve safety.
- Retain areas of on-street parking on Theodore and Carruthers Streets. Introduce new on-street parking areas along the northern verge of Martin Street (**Map 21**).
- Rezone Block 7 Section 63 Curtin from its current dual zoning of Services Zone (CZ3) and Medium Density Residential Zone (RZ4) to Urban Open space (PRZ1). This rezoning ensures this block will continue to function as an important part of the centre's pedestrian and open space networks.

Map 21: Proposed traffic and parking strategies



LEGEND

- | | | | |
|---|---|---|--|
|  | PROVIDE OR RETAIN ON-STREET PARKING |  | SURFACE CAR PARKING RETAINED |
|  | PEDESTRIAN SPACES IMPROVED AND EXPANDED (PEDESTRIAN PRIORITY AREAS) |  | BASEMENT CAR PARKING AS PART OF NEW DEVELOPMENT |
|  | SURFACE CARPARKING RETAINED |  | EXISTING PEDESTRIAN CROSSING |
|  | POTENTIAL BLOCK BOUNDARY |  | PROPOSED PEDESTRIAN CROSSING |
|  | TRAFFIC MOVEMENT |  | EXISTING BUS STOP |
|  | CLOSE SLIP LANE |  | INVESTIGATE SIGNALISING INTERSECTION |
|  | NO DRIVEWAY ACCESS |  | IMPROVE INTERSECTION FOR PEDESTRIAN AND CYCLE CROSSING |

RECOMMENDED PUBLIC DOMAIN UPGRADES

CAR PARKING AREAS

- Rationalise the design of the surface car parking areas and adjoining pockets of grassed areas. Locate the green spaces closer to the commercial uses and pedestrian walkways in the centre and replace the current green spaces at the edge of the retail core area with parking (**Map 22**). Encourage new development and redevelopment to face the car parking areas. Redesigning the car parking areas will provide an opportunity to potentially increase the number of car parking spaces, including accessible spaces. More importantly, this will present an opportunity to improve the pedestrian connections into the centre for people of all abilities.
- Investigate ways to improve parking management for the surface car parking areas. This could include providing all short-stay parking close to shops, providing additional mobility parking spaces and relocating the existing Park and Ride facility spaces outside of the centre. Relocating the Park and Ride spaces out of the centre should be coordinated with the Woden town centre facility and planning for Light Rail to Woden.
- Provide better lighting, signage and infrastructure along key pedestrian pathways and cycleways through the centre. This is particularly important for the surface car parking areas and walkways into the centre.
- Provide clearer line marking and additional lighting in the southern parking area.
- Extend the eastern parking area to the south-east (over the grassed area) and provide additional shade trees between the car spaces. Retain the three large eucalypts close to Theodore Street and ensure they are appropriately integrated as part of the public spaces.
- Redesign surface parking areas to the west of the centre to provide additional parking spaces, where possible, and provide easy access to shops and services in the retail core area.

INTERSECTIONS

- Investigate signalling the Carruthers Street and Theodore Street intersection, including the removal of the existing slip lane. Investigations will focus on the improvements to make it easier and safer for people accessing the centre from north Curtin and the potential future light rail station on Yarra Glen (**Map 21**).
- Investigations for both intersections will need to consider the future use of the pedestrian crossing on Carruthers Street and the large roundabout as a coordinated system of intersections. These investigations should also consider whether through traffic has alternative options.

CARRUTHERS STREET

- Provide entry plantings (canopy trees, low shrubs and ground cover) between Yarra Glen and Strangways Street to provide an improved entry to the suburb, shade for pedestrians and to reduce the visual scale of the road reserve. In the short term, low ground cover plantings on the Carruthers Street/Strangways Street roundabout will help improve the visual amenity into the centre and wider suburb.
- Further encourage the use of public transport through improvements to the bus stops on Carruthers Street and the immediate surrounds.

THEODORE STREET

- Investigate opportunities for a new pedestrian crossing in Theodore Street, immediately north of the intersection of Martin Street (**Map 21**). This will further improve connections between the centre and the future rapid transport stop on Yarra Glen.
- Investigate opportunities to increase the number of on-street parking spaces along Theodore Street. This will also assist to slow traffic along this street.

STRANGWAYS STREET

- Investigate opportunities for formalised on-street parking on sections of Strangways Street to further calm traffic speeds and provide parking spaces close to shops and services; this will support business on the western side of the centre (**Map 21**).

- Provide safe, direct and easy pedestrian access across Strangways Street by constructing a pedestrian crossing south of the roundabout at Carruthers and Strangways streets (**Map 21**).
- Upgrade and widen the north-south pedestrian connection between Strangways Street (south) and the central courtyard to provide for pedestrian and cyclists. New canopy tree plantings should be provided along this pedestrian connection.
- Improve pedestrian amenity along Strangways Street through new tree plantings, seating, signage and landscaping.

RECOMMENDED FURTHER STUDIES

- If required, prepare a detailed car parking study to determine the number of additional parking spaces that could be achieved in the eastern and western surface car parking areas. Include identifying further opportunities for better pedestrian connections through these areas.

IMPROVE NEIGHBOURHOOD WALKING AND CYCLING LINKS INCLUDING A NEW EAST-WEST LINK

Ensuring safe and well-connected access for people of all abilities is essential for Curtin. Pedestrian pathways and cycleways to nearby residential areas could be improved through better lighting, signage, infrastructure and ‘filling in the gaps’ where there are currently no connections. Formalised pedestrian crossings are recommended at key locations to improve pedestrian safety, particularly for children and older people.

Public spaces in the centre are major attractors for residents and visitors. They include green spaces, paved courtyards, streets, parks and playgrounds. This master plan proposes to better connect these public spaces and to ensure they are walkable, safe and attractive.

Two existing water trunk mains run east-west through Curtin and nearby suburbs, requiring a minimum 20-metre wide easement. This infrastructure limits the ability to construct buildings along the easement. However, the water easement provides an opportunity to create the east-west pedestrian and cyclist connection and associated landscaping that would provide a

thoroughfare for residents accessing the centre, future rapid transit stop on Yarra Glen, and the health and education facilities in West Deakin.

RECOMMENDED PLANNING POLICIES AND ACTIONS

- Reflect the future pedestrian and cycle network in the ACT Government’s online Active Practitioners Tool to ensure these routes are considered as part of development applications in the area and as part of public infrastructure upgrades.

RECOMMENDED PUBLIC DOMAIN UPGRADES

PATHS AND MAIN ACTIVE TRAVEL ROUTES

- Expand the existing cycle network that connects to the wider city cycle network (**Map 23**). Provide cycle and pedestrian facilities in the centre and along main pedestrian routes. These facilities could include bike racks in the centre and seating along main pedestrian paths.
- Upgrade the existing shared-path active travel network to encourage more walking and cycling through wider paths.
- Establish an east-west link for pedestrians and cyclists, including better connections with the new bus network and to a future light station on Yarra Glen (**Maps 23 and 24**). This connection should be made accessible to allow for a wide range of users with varying abilities, particularly as there are several level changes through the centre. The design of this connection will need to consider how people will navigate through the parking and service areas in the centre. Changes in the ground levels will need to be resolved through more detailed design.
- Improve pedestrian amenity along the east-west pedestrian and cyclist link to Yarra Glen and Deakin by providing co-ordinated landscaping and tree planting, improving street lighting and providing public seating and informal rest areas. This is particularly important for the area between the centre and the potential future public transport stop on Yarra Glen as there is a gradual incline between these areas that may be more difficult for less mobile members of the community.

Map 22: Rationalisation of surface car parking areas



LEGEND

-  REDESIGN SURFACE PARKING AREAS
-  NETWORK OF GREEN SPACE
-  KEY PEDESTRIAN ROUTES
-  CLOSE SLIP LANE
-  WATER EASEMENT

- To accommodate cyclists and pedestrians, provide a wider north–south shared path through the western open space that connects to the cycle network (**Maps 23 and 24**). This will make it easier and safer for school children to walk and cycle through the western open space and reduce conflicts between pedestrians and cyclists in this area.
- Provide a wide shared path along Strangways Street (west) that connects to the greater shared path and on-road network and allows for less confident cyclists to more easily access the centre and nearby community facilities and services (**Map 24**).
- Improve the access to the current established off-road cycling network.
- Provide additional lighting in pedestrian underpasses and along the associated pathways.

NEW CROSSINGS

- Investigate the potential for improvements to the pedestrian crossing at the Carruthers and Theodore Street intersection to provide safe and convenient access to the east of the centre. This will be particularly important when the light rail station is built on Yarra Glen. The removal of the Carruthers Street slip lane is proposed to slow turning traffic into Theodore Street and make it safer for people to cross in this location (**Map 24**).
- Provide additional formalised pedestrian crossings on Theodore Street and Strangways Street to further strengthen the connections into the centre from the suburbs (**Map 22**).

RECOMMENDED FURTHER STUDIES

- Prepare a feasibility study that investigates, in more detail, improvements to the pedestrian and cycle connections outlined in this master plan. A feasibility study will assist in prioritising upgrades to the active travel network over the short and medium to long term, considering other ACT Government capital works projects such as road upgrades. A feasibility study will provide more detailed information to understand the potential design challenges and costs. Current investigation into the development of a slip lane from Yarra Glen to Cotter Road may assist in determining whether

or not such an investment would reduce the amount of “rat-running” that is undertaken through the Curtin centre.

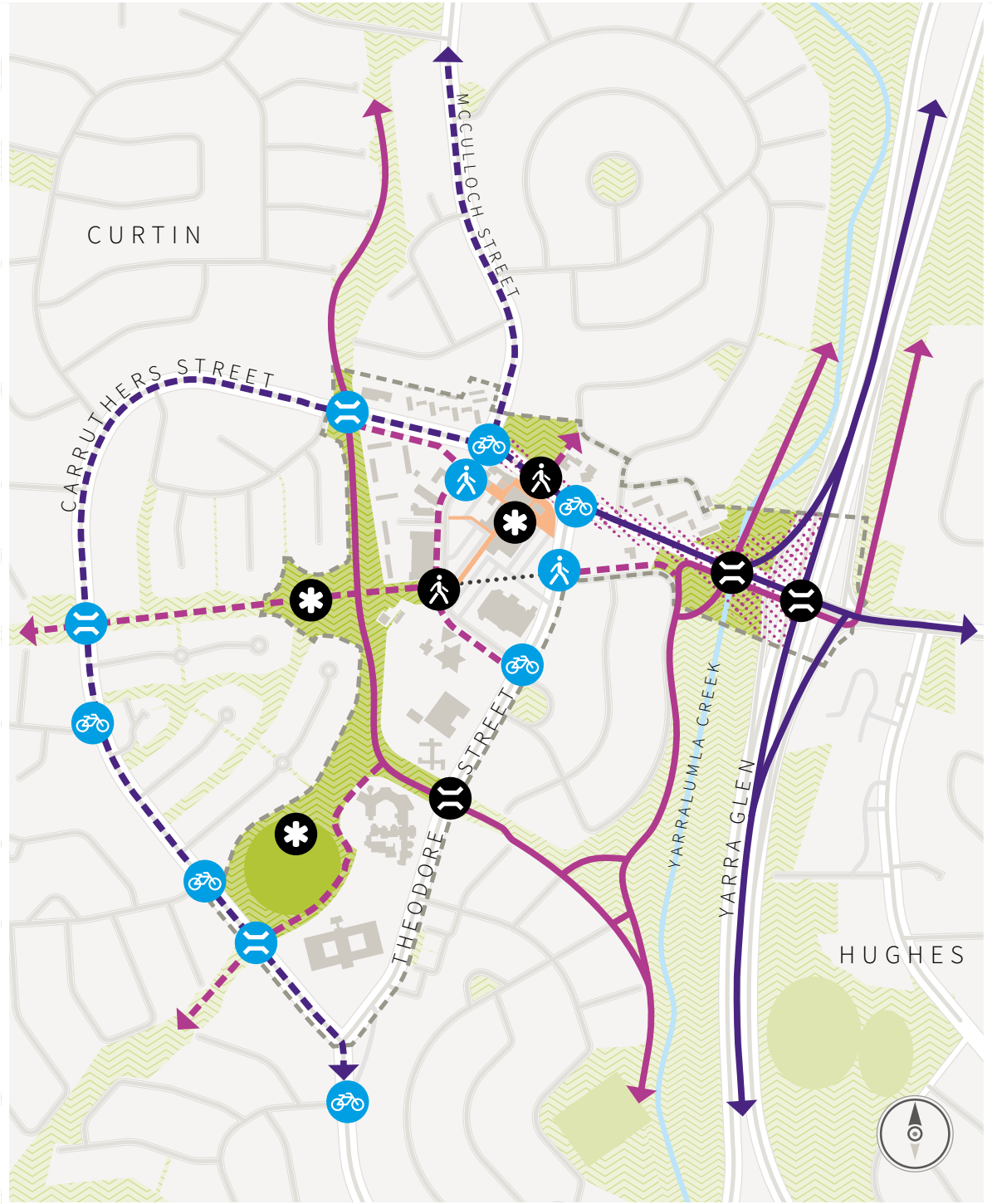
ENHANCE THE PUBLIC DOMAIN AND WESTERN OPEN SPACES

The open space network to the west of the retail core is a valued community asset. The western open space (**Map 25**) also plays an important role as an overland flow path for stormwater, which will need to be considered as new recreational uses and pathways are introduced. This master plan provides an opportunity to preserve what is valued by the community in the open spaces and investigate opportunities to improve these spaces to further benefit the greater community. This direction was strongly supported by the community, including engagement activities undertaken with local school children.

Design workshops with primary school and high school students in May 2015 and May 2018 revealed that the open spaces could be upgraded to be more functional and accessible, particularly for people with disabilities, cyclists and elderly people. Ideas for the public spaces included providing water bubblers, wider paths, places for younger people to socialise, opportunities for informal recreation and more trees for shade.

There is an opportunity to create attractive destinations appropriate to the demographic profile of Curtin, including young families and older people. There is also opportunity to improve the pedestrian and cycle networks by formalising some of the informal pathways and providing wider cycleways to increase pedestrian safety.

Map 23: Proposed cycle network for Curtin

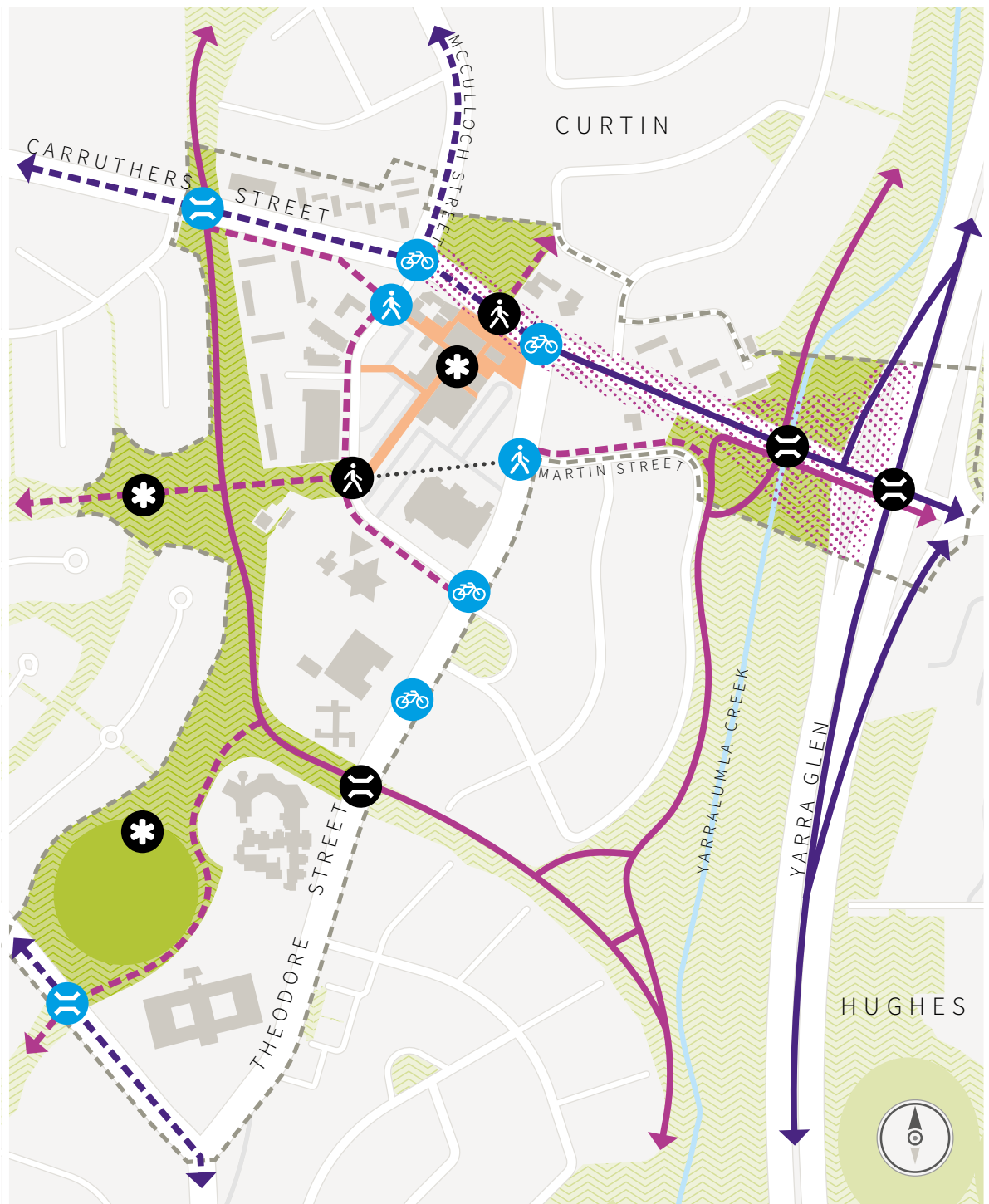


LEGEND

-  ON-ROAD CYCLE LANE
 -  PROPOSED ON-ROAD CYCLE LANE
 -  EXISTING SHARED PATH
 -  PROPOSED SHARED PATH
 -  CONNECTION THROUGH RETAIL CORE AREA
 -  ENHANCE ENTRY TO CURTIN
 -  PEDESTRIANISED 'HEART' OF THE CENTRE

-  KEY PUBLIC SPACES
 -  EXISTING CROSSING
 -  PROPOSED PEDESTRIAN CROSSING
 -  IMPROVE PEDESTRIAN AND CYCLIST CROSSING POINTS
 -  IMPROVE CONNECTION BETWEEN UNDERPASS AND ROADSIDE FOOTPATH
 -  UNDERPASS

Map 24: Proposed cycle network for the Curtin group centre



LEGEND

-  ON-ROAD CYCLE LANE
-  PROPOSED ON-ROAD CYCLE LANE
-  EXISTING SHARED PATH
-  PROPOSED SHARED PATH
-  CONNECTION THROUGH RETAIL CORE AREA
-  ENHANCE ENTRY TO CURTIN
-  PEDESTRIANISED 'HEART' OF THE CENTRE
-  KEY PUBLIC SPACES
-  EXISTING CROSSING
-  PROPOSED PEDESTRIAN CROSSING
-  IMPROVE PEDESTRIAN AND CYCLIST CROSSING POINTS
-  IMPROVE CONNECTION BETWEEN UNDERPASS AND ROADSIDE FOOTPATH
-  UNDERPASS

RECOMMENDED PLANNING POLICIES AND ACTIONS

- Protect the western open spaces by maintaining the existing PRZ1: Urban Open Space land use zoning and providing new recreation uses.
- Rezone Block 7 Section 63, at the corner of Strangways and Carruthers streets, to Urban Open Space (PRZ1) to recognise this block's functions as an important extension of the centre's pedestrian and open space networks.

RECOMMENDED PUBLIC DOMAIN UPGRADES

RETAIL CORE AREA AND STRANGWAYS STREET

- Provide new 'entry markers' and signage at the main entrances into the centre to make it easier for new visitors to more readily identify the centre. These should be located at key entrances including the corners of Carruthers Street/Theodore Street and Theodore Street/Curtin Place (**Map 25**).
- Ensure future design and upgrades of the central courtyard will allow for community activities and events to successfully continue, such as the weekend market stalls.
- Improve the streetscape of Strangways Street to create a more pedestrian-oriented and slow-speed vehicle environment. This could include additional plantings of large canopy shade trees, upgraded signage, improvements to verge pavements and building awnings incorporated as part of new commercial development. A new shared path along the western verge, where there is opportunity for a continuous path with fewer driveways, will improve pedestrian and cycle access along Strangways Street.
- Provide a new play space close to the corner of Carruthers Street and Theodore Street. This play space could be designed to be integrated with entry signage and located close to the cafés and courtyards in the centre (**Map 25**). This space will need to be designed to be safe for children to play in, through the provision of low fencing and landscape elements.

CARRUTHERS STREET, MARTIN STREET AND MCCULLOCH STREET PARK

- Provide new areas of landscaping and shade trees along Carruthers Street (between Yarra Glen and Strangways Street) to make it more attractive and comfortable for pedestrians and cyclists to enter the suburb. The entry plantings will further contribute to the leafy character of Curtin and provide a greater level of shade and comfort for pedestrians walking between the potential future public transport stop on Yarra Glen and the centre. Tree selection and lower plantings in this area are to be carefully selected to contribute to the sense of arrival when driving from the east of the centre (**Map 25**).
- Upgrade the pavements and landscaping at the Carruthers Street frontage to allow for more active uses, such as restaurants and cafés, and license these spaces for outdoor dining. This can be coordinated with local community groups, such as the Curtin Shops Garden Group, to establish new uses that will attract more people to use the Carruthers Street open spaces.
- Improve the landscaping and tree plantings along Martin Street to provide a more comfortable pedestrian experience between the centre and the future rapid public transit stop on Yarra Glen. Upgrades to Martin Street could include seating and improved lighting, and be coordinated with any new development at the corner of Carruthers, Theodore and Martin Streets.
- Upgrade the pocket park on the corner of McCulloch and Carruthers Streets (**Map 25**) to create a safer and more accessible park. The perimeter screen planting around the park will need to be reduced to provide a greater level of visibility from nearby houses and from the street.

WESTERN OPEN SPACE

- Provide active outdoor uses, such as outdoor fitness equipment and informal areas for play, along the green corridor near the existing residential apartments and Holy Trinity Catholic Primary School (**Map 25**).
- Ensure the future design of the western open space considers facilities for the community such as covered picnic areas, public seating and sheltered performance spaces.
- New recreational uses and the design of pathways must cater for a broad range of the community with varying abilities. To create a child-friendly space, incidental play should be allowed for through the use of landscaping and/or high quality public art in the open space.
- Retain and improve the shared-path network in the western open space through additional shade tree plantings, wider paths and directional signage. The shared paths should be accessible for people with a range of ages and abilities.

INCORPORATE ENVIRONMENTALLY SUSTAINABLE DESIGN MEASURES IN THE FUTURE BUILDINGS AND PUBLIC SPACES IN THE CENTRE

Improving the centre’s environmental sustainability will enhance the local economy and further strengthen the sense of pride in Curtin. New development and redevelopment provides an opportunity to improve the overall sustainability of the centre. New buildings are to be designed to provide optimum northerly orientation for solar access, and to capture cooling breezes. The use of more sustainable building materials, energy efficient fittings and water efficient innovations can be incorporated in new developments and the redevelopment of existing buildings.

Providing green spaces in the centre and increasing shade trees on main pedestrian routes and public spaces will help reduce the urban heat island effect. New development or redevelopment should be encouraged to use lighter building materials and permeable paving materials. Living infrastructure, such as green roofs and walls, should be

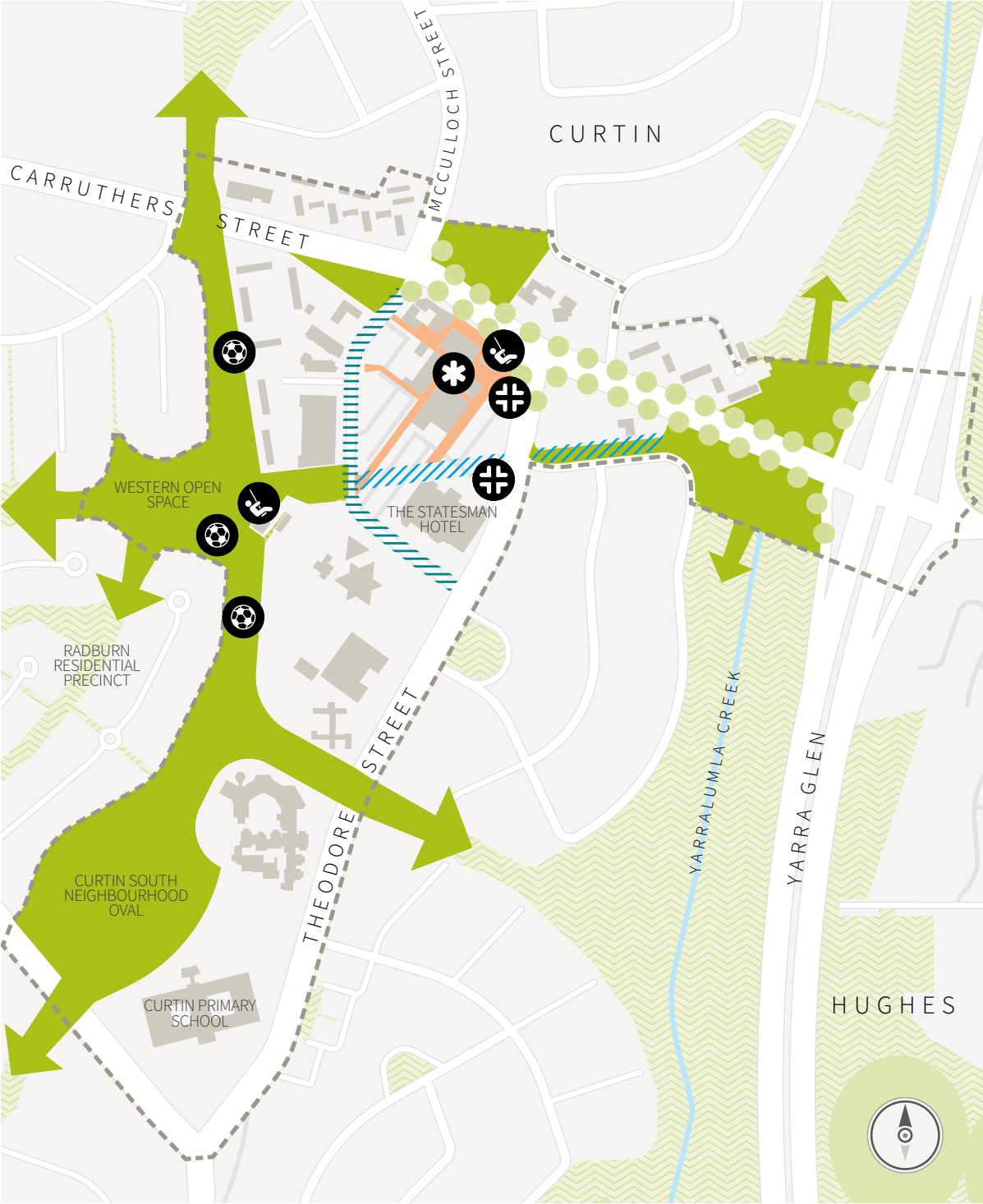
encouraged, particularly in the retail core to help reduce urban heat and further contribute to the suburb’s ‘leafy’ character.

Water sensitive urban design is an approach to urban planning and design that aims to integrate the management of the urban water cycle into the urban development process. Key measures include minimising disruption to natural drainage pathways, minimising impervious areas, incorporating rainwater retention capacity and reducing stormwater run-off. These measures could be used in the future design of Curtin’s public spaces to ensure the longevity of plantings and amenity of the centre.

RECOMMENDED PLANNING POLICIES AND ACTIONS

- Provide new planning controls to mitigate impacts on the centre’s microclimate, such as limiting the potential over shadowing of residential development and public courtyards in the colder months.
- Require residential development to be oriented and designed to maximise the benefits of solar passive design. This includes providing solar access to residential living spaces in winter and shade in summer through landscaping and sun-shading devices.
- Retain the PRZ1 – Urban Open Space land use zone for the western open space and the urban park on the corner of Carruthers Street and McCulloch Street. Rezone Block 7 Section 63 Curtin from the existing dual zoning to PRZ1 – Urban open Space. Protecting these important open spaces will provide opportunity to further improve ecological connectivity, at local and regional scales, by connecting urban green spaces and streets with nature parks and reserves such as the Oakey Hill Nature Reserve to the west and Red Hill Nature Park to the east. Ecological connectivity improvements will encourage local wildlife movements and facilitate migration patterns of species for foraging and breeding (**Figure 11**).

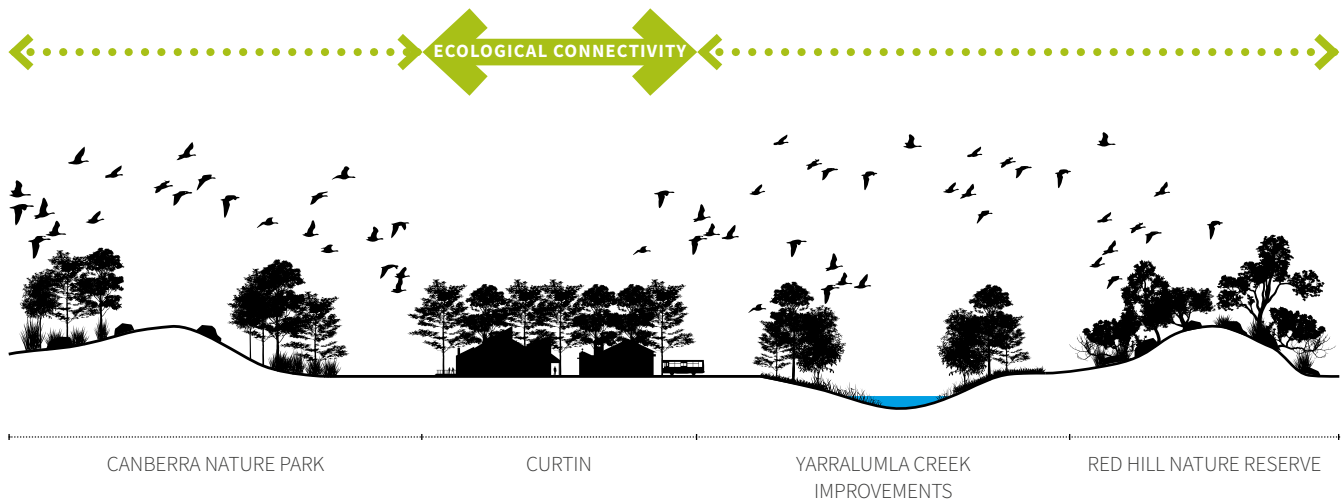
Map 25: Proposed open space network



LEGEND

- IMPROVE URBAN PUBLIC SPACES
- NEW STREET TREES AND IMPROVED PEDESTRIAN AMENITY ON STRANGWAYS STREET
- NETWORK OF GREEN SPACES
- NEW ENTRY PLANTINGS
- WATER EASEMENT
- * UPGRADE CENTRAL COURTYARD
- 🚲 OPPORTUNITY FOR CHILDREN'S PLAY AREA
- ⚽ OPPORTUNITY FOR ADDITIONAL RECREATIONAL USES
- + NEW ENTRY 'MARKERS'

Figure 11: Ecological connectivity through Curtin



RECOMMENDED PUBLIC DOMAIN UPGRADES

- Provide large shade trees along Strangways Street, Carruthers Street (between Strangways Street and Yarra Glen) and throughout the western open space to improve biodiversity, community health and wellbeing, and to help the city adjust to a changing climate.
- Include the planting of a variety of tree and shrub species in the design of new east-west pedestrian and cycle connections to improve the ecological connectivity between the nearby nature reserves and parks. Where possible, pedestrian and cycle routes should connect to other green spaces and parks to promote, community health and wellbeing.
- Improve amenity for pedestrians and cyclists through provision of rest areas and seating along major cycle and pedestrian routes. These measures, which will further encourage more people to walk and cycle to the centre, are particularly important along the connections between the centre and the future rapid transport stop on Yarra Glen.
- Encourage community groups to be involved in the upgrade and maintenance of key public spaces in and close to the centre.
- Continue to investigate improvements for Yarralumla Creek, consistent with the ACT Basin Priority Project, to further improve water sensitive urban design, water quality and ecological connectivity through measures such as wetlands, bio-retention systems or naturalisation of the concrete channel, where feasible (Figure 11).
- Investigate opportunities to capture stormwater run-off and improve water quality through the design of the public spaces including tree pits and rain gardens.





STRENGTHEN THE ROLE OF THE CENTRAL COURTYARD FOR GENERATIONS TO COME.

This master plan acknowledges the importance of the central courtyard to community life. This importance is reflected in the planning strategies that consider pedestrian and cycle networks, development types, shade, sunlight, bulk and scale of buildings, sustainability measures, public domain improvements, and availability and management of parking spaces.

Through an integrated planning and design approach, this master plan addresses all the above considerations to further strengthen the central courtyard as an important space for the existing community and future generations.

In Stage 4 community engagement, a solar fence provision was proposed for development at the edges of the central courtyard to limit potential overshadowing. The solar fence provision is not proposed in this master plan, as building height limits have made clear that development on the eastern, western and northern boundaries of the central courtyard is limited to a single storey.

This strategy summarises and provides greater detail for the key design principles and recommended planning policies, public domain upgrades and future studies that are specific to the central courtyard. While this strategy may repeat recommendations under the other strategies already outlined in this master plan, it highlights the future role and significance of this public space for the community, now and into the future.



DESIGN PRINCIPLES FOR THE CENTRAL COURTYARD

The following design principles for the central courtyard have been prepared as a result of the key outcomes of community engagement:

- **Be a place for the community**—the future design and placement of street furniture, plantings and landscape elements are to facilitate active community uses such as markets. The design of buildings and the public domain are to reflect the local character and history of the group centre.
- **Be the focus for commercial activity and business**—require active frontages facing the central courtyard, such as cafés, restaurants and shops and focussing the commercial core zoning in the northern part of the centre.
- **Be comfortable all year round**—maintain day and night access to the central courtyard and the adjoining minor courtyard including access to sunlight through the colder months to allow people to comfortably use these spaces. The large deciduous trees are important to provide shade in the warmer months.
- **Be designed with a ‘human scale’**—development at the edge of the central courtyard to be designed to be a ‘human scale’ by maintaining a single ground floor storey profile facing the central courtyard. On the southern boundary of the courtyard, where buildings can be built above a single storey, the upper floor levels are to be set back from the square.
- **Be well connected**—connect the central courtyard to the broader pedestrian, cycle and open space networks to encourage more people to visit the centre through more sustainable modes of travel.

RECOMMENDED PLANNING POLICIES AND ACTIONS

- Amend the CZ1 Core Zone land use zoning to be focussed around the central courtyard and adjacent buildings to ensure large-scale ‘anchor’ shops, such as supermarkets, are located in the northern area of the centre. This will strengthen the future role of the central courtyard as the main focus for people and businesses.
- Require active uses such as shops, restaurants and cafés on the ground floor of buildings facing the central courtyard and walkways entering the centre. Active frontages will also be required on the Carruthers Street frontage to ensure retail activity is focussed around the pedestrian only areas of the centre and make the most of the northern aspect and wide verges in this location.
- New buildings fronting the central courtyard and walkways will:
 - > be oriented towards the courtyards and walkways
 - > be required to incorporate transparent frontages, in at least 70% of the building frontage
 - > be required to have active uses such as shops, restaurants, cafés and community facilities at the ground floor
 - > restrict residential use on the ground floor, and
 - > provide awnings designed to shelter pedestrians and create a sense of human scale and enclosure.
- For buildings facing the central courtyard, building heights are to be limited to a single storey (5 metres) for development on the eastern, western and northern boundary of the existing central courtyard (**Map 26, Figures 12 and 13**).
- Development on the southern boundary of the central courtyard is to be set back a minimum 3 metres above the ground floor (**Figure 12**).

- Require that individual development proposals limit potential overshadowing of the existing central courtyard, and adjoining smaller courtyard, by demonstrating how solar access to public spaces is provided in the colder months. Shadow diagrams are required to show potential overshadowing of public spaces, demonstrating that reasonable sunlight can be maintained on the winter solstice between 9am and 2:30pm, when sunlight is most desirable.
- Require future development in the centre to incorporate passive surveillance opportunities, such as balconies facing the parking areas, to improve safety through the evening and on weekends.

RECOMMENDED PUBLIC DOMAIN UPGRADES

CENTRAL COURTYARD AND ADJOINING WALKWAYS

- Upgrade public domain elements in the central courtyard, smaller connected courtyards and entrance walkways to incorporate seating, lighting, signage, level pavement and landscaping. These areas are the main focus of pedestrian activity, weekend markets and community life.
 - Provide historical signage and public art as part of upgrades to the public domain that celebrates the suburb's history and community spirit.
 - Identify opportunities to incorporate children's play activities in the central areas of the centre, including the north-east corner close to cafés and courtyard spaces. The children's playground should be designed to be integrated with signage and other public domain furnishings so children can play safely, and allow for co-location with other active uses in the centre.
- ### ACCESS TO THE CENTRAL COURTYARD
- Provide better lighting, directional signage and infrastructure along key pedestrian pathways and cycleways through the centre. This is particularly important for the surface parking areas and walkways that lead into the central courtyard to provide a safe and comfortable access at different times of the day and evenings (**Map 27**).
 - Provide safe, direct and easy pedestrian access across Strangways Street by constructing a pedestrian crossing south of the roundabout at Carruthers and Strangways streets.
 - Investigate opportunities for a new pedestrian crossing on Theodore Street, immediately north of the intersection with Martin Street. This will further improve connections between the centre and the future light rail stop on Yarra Glen.
 - Upgrade and widen the north–south pedestrian connection between Strangways Street (south) and the central courtyard to provide for pedestrian, cyclists and other mobility devices. New canopy tree plantings should be provided along this pedestrian connection to provide shade in the warmer months.
 - Establish an east–west link for pedestrians and cyclists through the centre between the western open space to the Yarra Glen and Carruthers Street intersection. This connection should be made accessible to allow for a wide range of users with varying abilities and will connect to the walkways that lead into the central courtyard.
 - Include the planting of a variety of tree and shrub species in the design of new east–west pedestrian and cycle connections to improve the ecological connectivity between the nearby nature reserves and parks. Where possible, pedestrian and cycle routes should connect to other green spaces and parks to promote, community health and wellbeing, and to help the city to better adjust to a changing climate.
 - Rationalise the design of the surface parking areas and adjoining pockets of grassed areas to better locate the green spaces closer to the commercial uses, pedestrian walkways and courtyards.

MAINTENANCE

- Encourage the existing and active community groups, such as the Curtin Shops Garden Group, to be involved in the upgrade and maintenance of key public spaces to realise a shared vision for the public domain. This could include providing simple pieces of infrastructure, such as a water tap, to help community groups to continue to successfully contribute to areas of the public domain.

Figure 12: Proposed north-south cross section

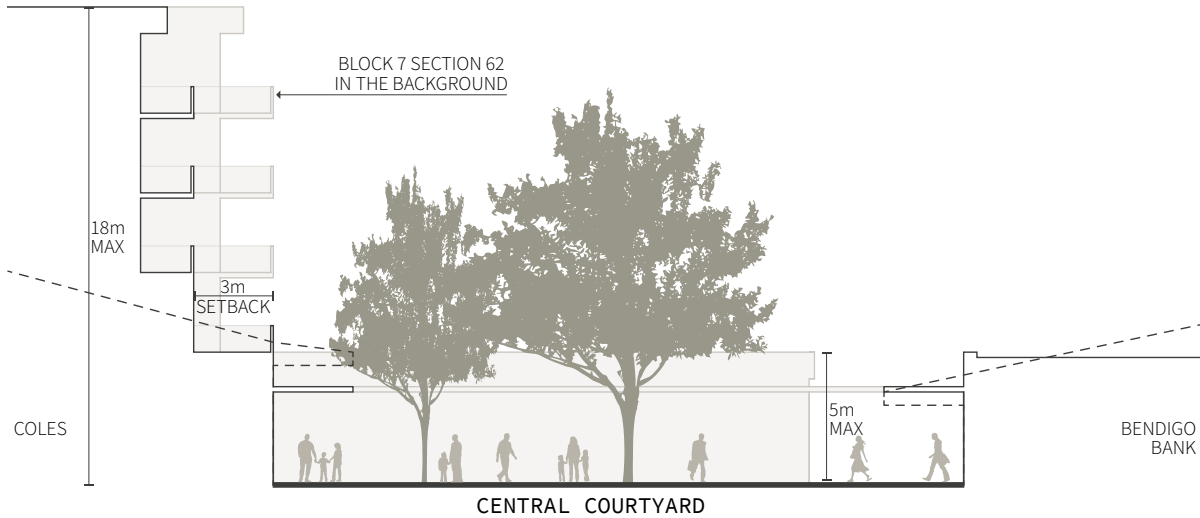
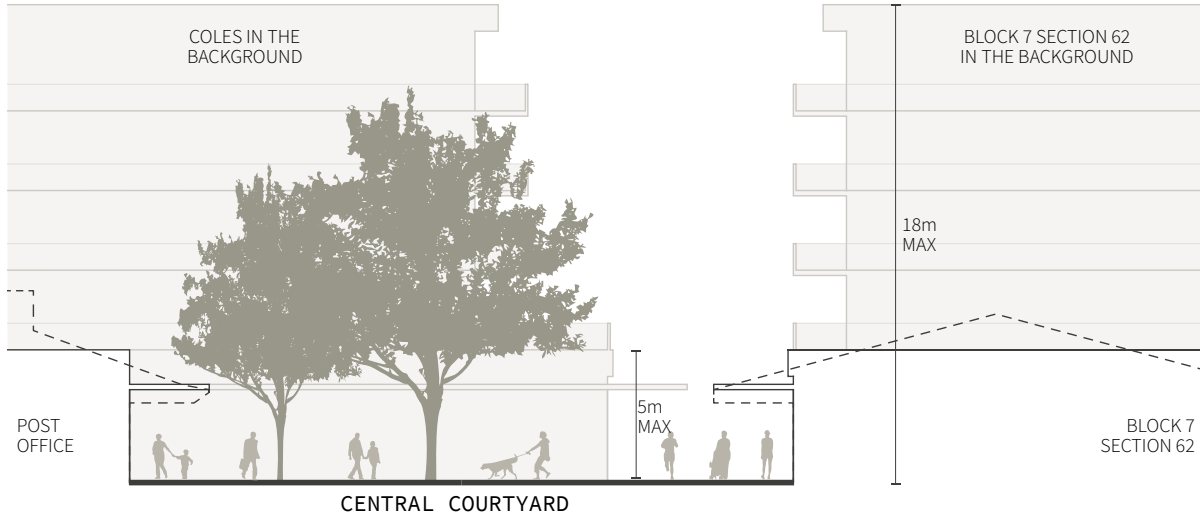
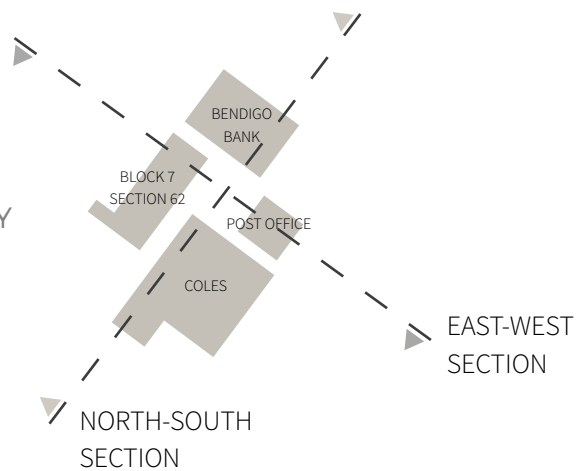


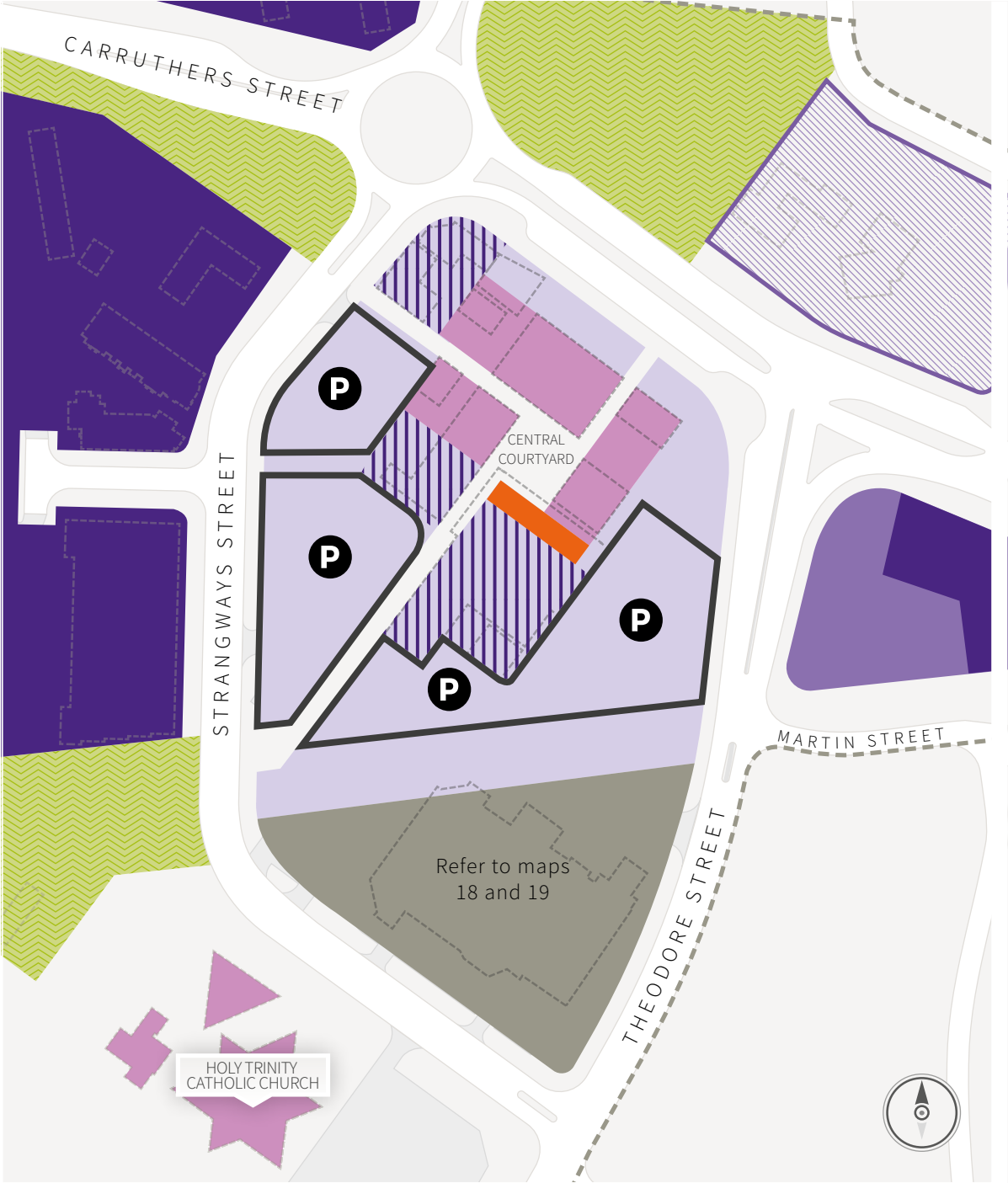
Figure 13: Proposed east-west cross section



CROSS SECTIONS KEY



Map 26: Proposed building height in the retail core area



LEGEND

- MEDIUM RISE AREAS
(UP TO 6 STOREYS TO 21M)
 - MEDIUM RISE AREAS
(UP TO 5 STOREYS TO 18M MAY BE CONSIDERED WHERE THEY MEET ADDITIONAL CRITERIA)
 - LOW TO MEDIUM RISE AREAS
(UP TO 4 STOREYS TO 15M)
 - LOW TO MEDIUM RISE AREAS
(UP TO 3 STOREYS TO 12M)
 - LOW RISE AREAS
(UP TO 2 STOREYS TO 9M)
- LOW RISE AREAS
(SINGLE STOREY BUILDING)
 - 3M SETBACK ABOVE GROUND FLOOR
 - NETWORK OF GREEN SPACES
 - SURFACE CARPARKING RETAINED
 - P CAR PARKING

Map 27: Better connections and amenity



LEGEND

- | | | | |
|---|--------------------------------------|---|--|
|  | PEDESTRIANISED 'HEART' OF THE CENTRE |  | CENTRAL COURTYARD |
|  | KEY PEDESTRIAN ROUTES |  | EXISTING PEDESTRIAN CROSSING |
|  | REDESIGN SURFACE CARPARKING AREAS |  | PROPOSED PEDESTRIAN CROSSING |
|  | NETWORK OF GREEN SPACE |  | IMPROVE PEDESTRIAN AND CYCLIST CROSSING POINTS |
|  | ECOLOGICAL CONNECTIVITY |  | CAR PARKING |

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5. RECOMMENDATIONS FOR IMPLEMENTATION

Curtin Group Centre
Master Plan

“ .. IMPLEMENTATION
IS DEPENDENT ON
INVESTMENT DECISIONS
BY PRIVATE BUSINESS,
LAND AVAILABILITY
AND CAPITAL WORKS
FUNDING..”



5. RECOMMENDATIONS FOR IMPLEMENTATION

THE PROCESS OF CHANGE

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.

Implementation of this master plan can be 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
- commercial opportunities, and
- further studies

ACT Government Directorates such as TCCS, CSD, JACS and CMTEDD may be involved in relation to implementing the recommendations of this master plan. Therefore inter-directorate coordination will continue in relation to realising this master plan's vision for the centre.

The ways the master plan can be implemented are described in more detail below.

TERRITORY PLAN VARIATION

A variation to the Territory Plan to revise the existing Curtin Precinct Map and Code will realise some of the planning policy recommendations outlined by the master plan. 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.

LAND RELEASE

There are currently no blocks within the study area that are nominated for land release on the ACT Government's Indicative Land Release Program. However, this master plan does provide options for new development and redevelopment in the centre, such as the expansion of the Statesman Hotel development. **Map 28** illustrates a possible development sequence and includes unleased and currently leased sites. The development sequence could vary as circumstances and needs change for the centre.

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 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.

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 progressed over the longer term as investment opportunities are realised.

Map 28: Indicative development sequence



- LEGEND
- 1 STAGE 1 POTENTIAL REDEVELOPMENT
 - 2 STAGE 2 POTENTIAL REDEVELOPMENT
 - 3 STAGE 3 POTENTIAL REDEVELOPMENT

FURTHER STUDIES

Potential further studies include:

HERITAGE ASSESSMENT AND PUBLIC WORKS

Complete heritage assessments and investigate opportunities for information signage for the Holy Trinity Catholic Church and the Radburn residential precinct. Where appropriate, planning controls could be recommended to guide future development in each precinct.

CYCLE AND PEDESTRIAN UPGRADES – FEASIBILITY

Prepare a feasibility study that further investigates improvements to the cycle and pedestrian networks to prioritise and cost the proposed works. This includes assessment of public domain upgrades in the retail core area and the park on the corner of Carruthers and McCulloch Streets to provide quality public spaces that encourage more people to walk.

INTERSECTION UPGRADES – FEASIBILITY

Prepare a feasibility study that investigates upgrades to the Carruthers Street intersections with Theodore Street and Strangways Street (the large roundabout).

PARKING AREA UPGRADES – FEASIBILITY

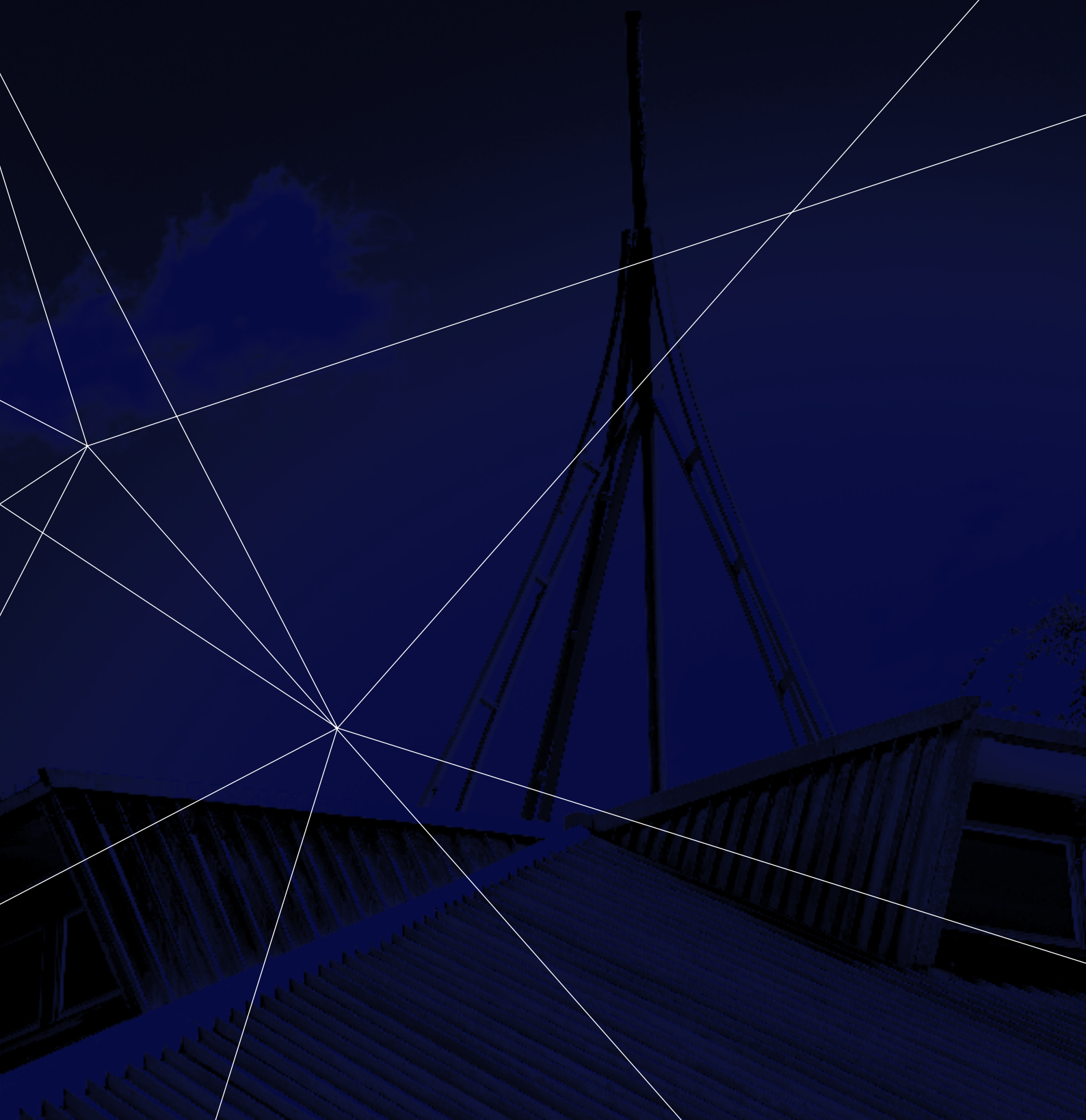
Prepare a detailed parking study to determine the number of additional parking spaces that could be achieved in the eastern and western surface parking. Improvements to pedestrian connections through parking areas into the centre will need to form part of this study.

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6. APPENDIX (BACKGROUND AND ANALYSIS)

Curtin Group Centre
Master Plan

“CURTIN GROUP CENTRE IS
A VIBRANT AND INCLUSIVE
MEETING PLACE FOR THE
COMMUNITY.”



6. APPENDIX (BACKGROUND AND ANALYSIS)

COMMUNITY ENGAGEMENT

Community engagement for the Curtin Group Centre Master Plan included four stages as described below. Each stage informed the master plan as it evolved.

A range of engagement activities were undertaken for each stage of engagement, including:

- 'Meet the Planners' sessions
- feedback forms (online and paper copies)
- meetings with individual key stakeholders including the Curtin Residents Association, Curtin Shops Garden Group, local churches, school students, community groups, concerned residents, lessees and traders
- information displays at the Curtin shops and Woden Library
- information, feedback, quick polls and community forums through project and engagement webpages and social media presence through the Environment, Planning and Sustainable Development Directorates' (EPSDD) Facebook and Twitter accounts and the ACT Government's engagement portal, 'Your Say'
- a community panel, and
- written submissions.

STAGE 1 – ISSUES STAGE

The first stage of community engagement was held from April to June 2015. The engagement informed the community and other key stakeholders about the master plan process, as well as challenges and opportunities for the centre. Approximately 300 people attended the 'meet the planners' sessions and 168 students attended the student workshops. Almost 200 feedback forms were received from the community in this stage.

Key messages from Stage 1 of community engagement included the desire to:

- protect solar access to internal courtyards
- address parking capacity and layout issues
- maintain western open spaces (however opportunities to enhance them would be valued, especially by children)
- improve bike path connections to the centre
- provide a rapid transit stop in the area
- make the connection between schools and shops safer and more attractive, particularly for people with disabilities
- provide more diverse spaces for older children
- improve street lighting in key public spaces, including courtyards and underpasses, and
- make the central courtyard smoke free.

There were mixed views regarding provision of diverse housing, with some members of the public feeling that townhouses were required and others commenting that they would prefer detached dwellings to remain.

All feedback was considered by the master plan project team. Where appropriate, key messages and relevant background information informed the development of the draft master plan. Further information on this stage of community engagement can be found in the Community Engagement Report—Stage 1, available at www.planning.act.gov.au.

STAGE 2 – DRAFT MASTER PLAN

The second stage of community engagement sought community feedback on the draft master plan over 12 weeks. Analysis of the 17 submissions lodged and 80 feedback forms completed showed strong support for the proposals in the draft master plan to upgrade the public domain and western open space. There were mixed views about the increase in building height for some areas of the centre.

Key messages from Stage 2 community engagement included:

- strong support for improvements to walking and cycling connections
- strong support for improvements to open spaces, including the western open space
- support to retain the village character in the centre, in particular the low-scale building heights around the central courtyard; three to four storeys were considered compatible with the village character for the central core area. Building heights up to six storeys were generally supported for the Statesman Hotel site, provided the building does not over-shadow nearby houses, and the bulk and scale of the building is reduced, and
- parking availability is considered to be central to the centre's convenience and function.

STAGE 3 – CURTIN COMMUNITY PANEL

In response to the emergence of new opportunities being identified for the centre the ACT Government established a community panel to discuss the development and redevelopment options for the centre, particularly in relation to how the spatial framework, connectivity, building heights, planning controls and parking within the centre could be better addressed.

The community panel met three times between July and November 2017 to discuss the future opportunities for the centre. The panel meetings were framed around the master plan process, development proposals, infrastructure, things that make the area special to the community and business in the group centre. The panel was composed of representatives from the community, lessees, business owners, developers and government.

At the third and final community panel meeting, revised master plan diagrams were presented by the ACT Government for consideration and discussion by panel members. The community panel generally supported the revisions; however, building heights adjacent to the existing central courtyard remained an issue.

The community panel also agreed that:

- there was support for the vision, character statement, planning principles and high-level strategies as outlined in the draft master plan
- design details of individual development proposals should be resolved through development approval processes
- the revised spatial framework, active travel, land use zones, parking and traffic diagrams were supported
- mature trees in and around the retail core area should be retained as they contribute to the centre's character
- the next stage of community engagement would communicate clearly about what is proposed to change from the draft master plan and include the reasons for that change
- finalisation of the master plan and the subsequent Territory Plan variation were to be undertaken as quickly as possible to ensure the centre will continue to operate, and
- allowable building heights in the retail core area of the centre remained contested by panel members, particularly for the buildings surrounding the existing central courtyard.

The outcomes from the community panel process informed revisions to the draft master plan that were further tested with the community in the following stage of engagement.

More details of the community panel and the outcomes from the process can be found in the Curtin Group Centre Master Plan Community Panel Outcomes Report at www.planning.act.gov.au

STAGE 4 – REVISIONS TO THE DRAFT MASTER PLAN

The fourth stage of community engagement sought community feedback on the revisions made to the draft master plan as a result of the outcomes of the community panel process. Analysis of the 102 emails, 36 postcards and 5 personal submissions suggested that while there was support for several of the revisions, some key issues remained a concern for the community including building heights above two storeys, solar access to the central courtyard, the quality and maintenance of the public domain, village character and residential use in the retail core area.

Other key issues included potential loss of amenity in the courtyard as new development is introduced, parking availability and opportunities to improve the proposed active travel network.

Key messages from Stage 4 of community engagement:

- Building height and design remained the most contentious issue, particularly in regard to concerns for overshadowing, bulk and scale of development close to the central courtyard. There was some support for building heights up to four storeys in the retail core area. Building heights up to six storeys for the Statesman Hotel site and areas outside of the retail core as proposed in the revisions to the draft master plan were generally supported.
- The open spaces and quality of landscaping in and around the retail core area were consistently raised by the community as issues. There was a strong desire to maintain and increase the amount and improve the quality of the green spaces, particularly close to the shops. There was also a desire to keep the existing large trees and to plant more trees in the retail core area and in the western open space to better support wildlife (birdlife) and provide shade and amenity for people using these areas.
- The village character of the centre is highly valued by the community. Ways to enhance the village character to lift the amenity of the centre were expressed in various ways, including keeping views from the centre to Red Hill, more

landscaping, ensuring new development is designed to be at a human scale, integrating the vision, planning principles and character statement from the 2015 draft master plan in the final master plan, and upgrading the public spaces in the retail core.

- Differing views were raised about residential land uses being introduced close to the central courtyard. While some respondents thought it would be an attractive place to live and further add to the character of the centre, others were concerned about potential conflicts between residential development and noisy community activities that could occur in the central courtyard.
- Parking availability was raised to ensure that the centre's convenience and access is maintained.
- Opportunities to improve the proposed pedestrian and cycle networks were provided.

Further information on community feedback can be found in the Community Engagement Report—Stage 2, 3 and 4 available at www.planning.act.gov.au. Where appropriate, these key messages informed the development of this master plan.

DEMOGRAPHICS

POPULATION

Growth and change in Canberra's population will generate demand for housing, offices, retailing, services, community facilities and associated infrastructure. At June 2017, the ACT population was estimated to be 411,667 with the population projected to reach approximately 512,400 residents by 2031 and 589,000 residents by 2041.

In the Woden Valley, growth is projected to be steady. The latest (June 2017) ABS resident population estimates indicate 35,800 residents for this area. Approximately 42,900 residents are forecast by 2031 and 49,200 residents by 2041.

Settlement in Curtin began in 1964, with the suburb's population peaking at 8000 residents in 1971. The population decreased from 5701 residents in 1991 to 5,322 residents in June 2017 (**Table 4**). In the past decade, the population has declined by 36 residents (1% of residents).

In 2006, the median age in Curtin was 40.8 years. By 2016, the median age in the suburb of Curtin had increased to 41.2 years. This is older than the median age for Woden Valley (40 years in 2016) and the ACT (34.9 years in 2016). Refer **Table 6**.

A significantly higher proportion of adults aged 45 and above live in Curtin compared to the whole of the ACT. There is a significantly lower proportion of adults aged between 20 and 34 compared to the rest of the ACT. Generally, the household composition in Curtin is diverse, with 37% being couples with children, 27% couples with no children, and 23% being a lone person household (**Table 7**).

The need to support an older population has implications for the provision of facilities and services. The design of the public domain will have to meet the needs of a diverse population and respond to issues such as mobility and access. Providing housing close to services and facilities is another way an ageing population can be supported.

EMPLOYMENT

The 2016 ABS Census recorded 2630 people in Curtin as being part of the labour force, with a participation rate of 96%. This rate is similar to employment levels across the ACT. In 2016, 54% of Curtin residents in the work force worked in Canberra Central and 26% in Woden. Slightly lower percentages worked in other areas of the city, with 5% in Canberra's east, 5% in Belconnen, 5% in Tuggeranong, 2% in Weston Creek and 2% in Gungahlin.

Table 4: Population in Curtin over the past 20 years

YEAR	POPULATION
1991	5,701
2001	5,423
2011	5,360
2017	

Table 5: Resident population projections to 2041

	ACT	WODEN VALLEY
2017	411,667	35,800
2031	512,400	42,900
2041	589,000	49,200

Table 6: Median age

	2006	2016
Curtin	40.8	41.2
Woden Valley	39.8	40.0
ACT	34.4	34.9

Table 7: Household composition in Curtin

HOUSEHOLD FAMILY COMPOSITION	CURTIN (%)	ACT (%)
Couple Family with children	37%	34%
One parent family	10%	11%
Couple family with no children	27%	26%
Other family	1%	1%
Group household	3%	5%
Lone person household	23%	23%
Total	100%	-

Table 8: Mode of travel to Curtin centre (place of work)

MODE	%
Private vehicle (car, motorbike, other)	89%
Public transport (bus, taxi)	5%
Active travel (walking, cycling)	5%
Other	1%

Table 9: Dwelling structure

	CURTIN	WODEN VALLEY	ACT
Detached	83%	6%	11%
Semi-detached	61%	21%	17%
Apartment	65%	18%	17%

TRANSPORT AND MOVEMENT

PUBLIC TRANSPORT

Transport for Canberra (2012) includes targets to increase use of public transport in journeys to work in the ACT to 10.5% by 2016. ABS census data (2016) indicates that approximately 5% of people travelled to work in the centre by public transport compared to 5.6% across the Territory.

Transport Canberra provides the primary form of public transport to the centre and currently offers three bus services: weekday services (Route 2), express peak hour services (Route 732) and weekend services (Route 932). Recent changes to public transport across the ACT will provide local service through Curtin every day of the week. This will use the Carruthers Street stops.

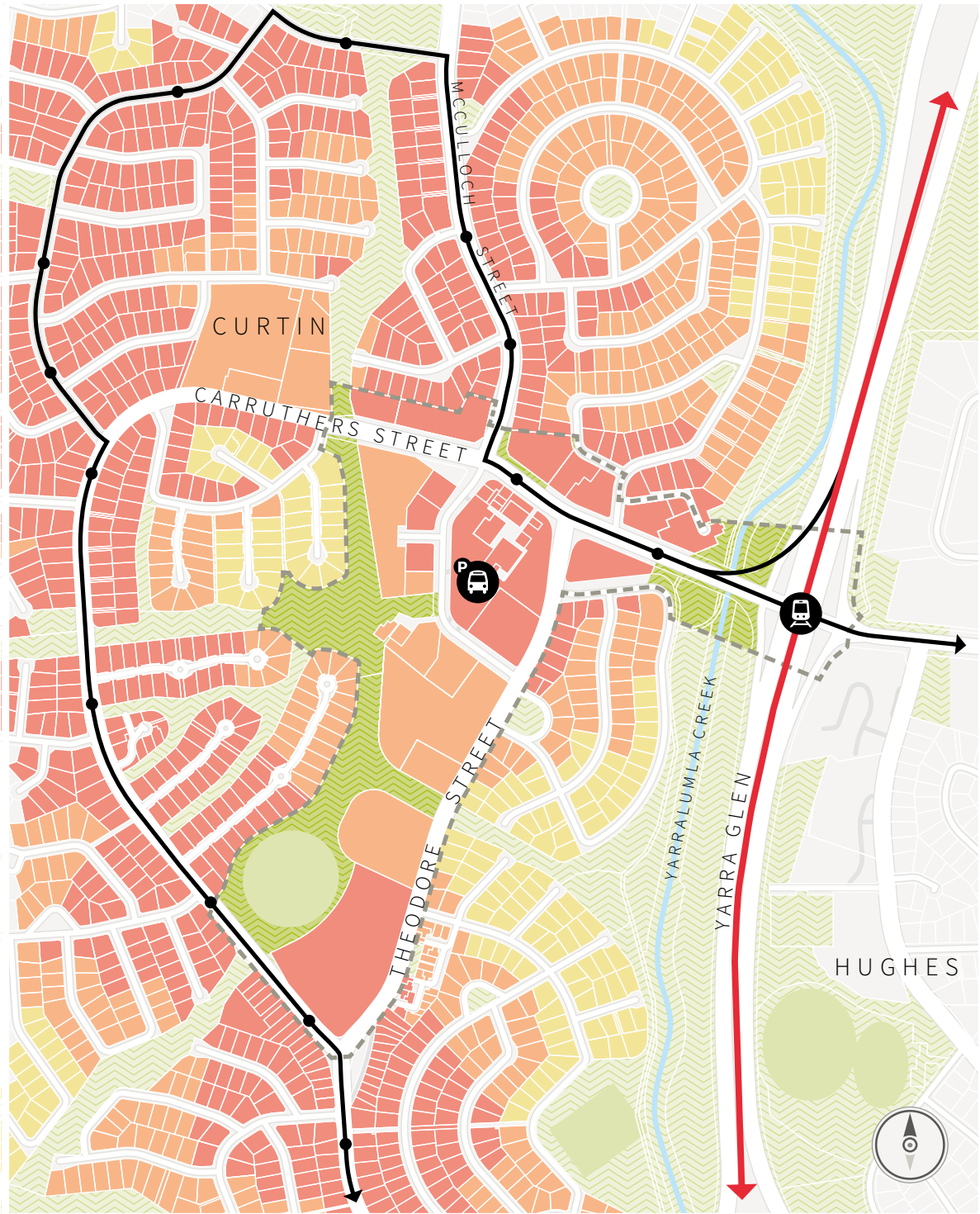
Buses travel to Woden and the city centre every 10–15 minutes during morning and afternoon peak periods, and every 30 minutes during the middle of the day. There are longer waiting times (60 minutes or greater) between services in the evenings and on weekends. Bus stops are located along Carruthers Street and McCulloch Street. Two bus stops along Theodore Street, adjacent to the primary schools, are for school buses. **Map 26** illustrates the existing public transport infrastructure within the study area and approximate walking distances to each bus stop.

The ACT Government have been working on new bus routes across the city. Phase 2 of the public consultation on the proposed bus network for Canberra closed on 12 August 2018. In this phase, it was proposed that a new bus (bus number 58) is introduced, passing the Curtin group centre. This service goes to:









- Parliament House, Deakin Shops, Yarralumla Shops, John James Hospital, Curtin Shops and Park and Ride and Woden Bus Station/Mall/Park and Ride.
- The following schools at: Canberra Girls Grammar, Yarralumla Primary, Alfred Deakin High, Holy Trinity Primary, Curtin Primary and Canberra College.
- Connections with: Light Rail and Rapid 3 at City Interchange, Rapid 2, 4, 6, 7 and 10 at Parkes and Rapid 4, 5 and 6 at Woden.

The outcomes of community engagement are continuing to inform the implementation of the new network.

Map 29: Existing public transport infrastructure



LEGEND

	RAPID TRANSIT ROUTE		1-250M WALK TO BUS STOP
	EXISTING BUS ROUTE		251-500M WALK TO BUS STOP
	EXISTING BUS STOPS		501-750M WALK TO BUS STOP
	PARK AND RIDE (15 SPACES)		
	PLANNED FUTURE LIGHT RAIL STOP		

LIGHT RAIL

The ACT Government is committed to delivering a city-wide light rail network. Transport for Canberra (2012) established a Frequent Network of rapid public transport corridors with high frequency, all day transport services. Transport Canberra are currently revising the transport strategy to reflect an integrated public transport system involving light rail, buses, active travel, private vehicles and future transport.

Light rail from Gungahlin to Woden will create a north-south public transport spine for Canberra, significantly improving transport accessibility in Curtin. It will provide access to major educational institutions, employment hubs and retail and entertainment precincts, enhance connectivity between key inner city activity centres on both sides of Lake Burley Griffin, and provide a seamless public transport option between north and south Canberra, linking with other public and private transport options.

The City to Woden light rail is currently being planned and proposes to include a stop in the median of the Yarra Glen, at Carruthers Street. The Curtin Group Centre Master Plan identifies enhancements to active travel infrastructure that supports the implementation of light rail and facilitate movement in to the Curtin precinct.

ACTIVE TRAVEL

Active travel involves physical activity such as walking and cycling. More Canberrans will lead fitter and healthier lives if active travel options are seamlessly integrated into everyday life. The city will also become more vibrant and safe through increased pedestrian and cycling activity.

The ABS Census 2016 recorded a cycling rate of 1% and a walking rate of 4% for people travelling to the centre for work. This is well below the targets set in Transport for Canberra (2012). Improvements to the existing walking and cycle infrastructure, upgrades to the public domain and providing accessible paths for people with varying abilities will help encourage more people to access the centre by these more sustainable modes of travel.

In Curtin, there are good pedestrian connections to the retail core, particularly from the Radburn residential area via the western open space (**Map 30**) and from residential areas in the south via the neighbourhood oval. Connections to the eastern residential area and the West Deakin office and health precinct (including Alfred Deakin High School) are not as well defined and could be improved. **Map 30** illustrates the existing pedestrian network in the centre.

Pedestrian amenity within the retail core is reasonable, with shaded seating areas and pedestrian-only zones. However, there is poor connectivity between adjacent surface parking spaces and the shops, as well as surrounding land uses (such as the churches, schools and aged care facility) and the shopping area. Level changes and uneven paths detract from the centre's accessibility for people with disabilities, the elderly and parents with prams.







Cyclists in the area are reasonably well catered for, with a shared-use path running north-south through the western open space and along Carruthers Street, connecting to a cycle network that leads to both the City and Woden (**Map 31**). These shared paths do not directly connect to the retail core.

Map 32 illustrates the various pedestrian and cyclist barriers that make it difficult for people to walk and cycle. Yarra Glen and Carruthers Street are major roads that act as physical and perceived barriers to residents accessing the centre from outer areas. This is due to the road being too wide and intersections designed in such a way that prevents the safe and effective crossing of pedestrians and cyclists. There are poor connections between the retail core and adjacent land uses due to level changes, crossings that prioritise vehicles, lack of street lighting and disconnected footpaths.

Map 30: Existing pedestrian network



LEGEND

-  SHARED-USE PATH (PEDESTRIAN AND CYCLIST PATH)
-  FORMAL PEDESTRIAN PATHS
-  SHARED SPACES AND COURTYARDS
-  PEDESTRIAN CROSSING
-  SIGNAL WITH PEDESTRIAN CROSSING
-  UNDERPASS

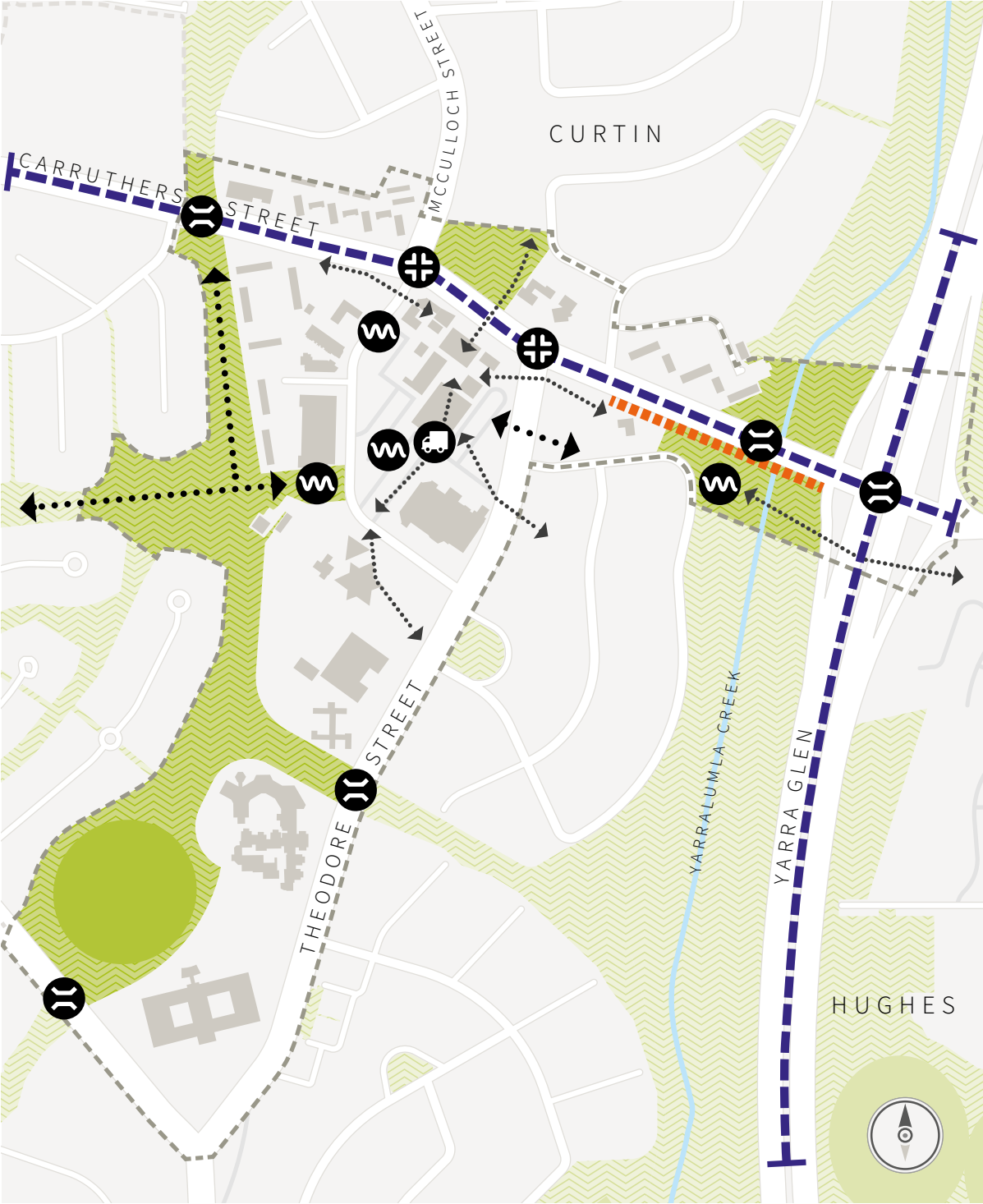
Map 31: Existing cycle network



LEGEND

- ON-ROAD CYCLE LANES ON BOTH SIDES OF THE ROAD
- SHARED-USE PATHS
- SHARED SPACES AND COURTYARDS
- SIGNALISED PEDESTRIAN CROSSING
- UNDERPASS

Map 32: Active travel barriers



- LEGEND
- WIDE ARTERIAL ROADS
 - POOR CONNECTIONS
 - INFORMAL DIRT TRACKS
 - SLOPE BETWEEN CENTRE AND FUTURE LIGHT RAIL STATION
 - LEVEL CHANGES
 - BUSY INTERSECTION
 - LOADING DOCK
 - UNDERPASSES

ROAD NETWORK AND TRAFFIC

The centre is convenient for people to drive to by private car. The feedback from community engagement found that approximately half the visitors to the centre travel by car and ABS census data (2016) reflects a much higher proportion of people who travel to the centre for work by car (89%). This reliance on private vehicles to access the centre can increase traffic congestion and demand for parking.

The road network with the study area includes arterial roads, collector roads and local access streets. Yarra Glen, an arterial road, provides access between Woden town centre and the city centre. Carruthers Street and Theodore Street are collector roads within the study area and all other streets are identified as access streets with lower vehicle speed limits.

The ACT Government introduced additional traffic calming devices along McCulloch Street as part of the Cotter Road duplication project. This included a raised pedestrian crossing on the corner of Reynolds Street and McCulloch Street that services the bus stops on both sides of the road. These devices, along with the existing roundabouts, reduce the use of McCulloch Street as a 'rat run' between Tuggeranong Parkway or Cotter Road and the Woden area.

Two intersections within the study area experience high levels of traffic and are difficult for pedestrians to cross: the Carruthers Street and Theodore Street intersection; and the Carruthers Street and Strangways Street roundabout. These intersections encourage vehicles to turn corners at speed, making it difficult for pedestrians to cross. It is also difficult for cyclists to move through these intersections, particularly the roundabout on the Carruthers and Strangways Streets intersection. The slip lane at the corner of Carruthers and Theodore streets is particularly challenging for pedestrians to cross at this point, due to the speed of vehicles as they turn into Theodore Street.

Access to future development sites within the centre is an important consideration. Larger vehicles, such as waste collection trucks, require specific width and height clearances in order for

these vehicles to access and service developments. The future function and layout of the road network will need to consider manoeuvring of larger vehicles to allow the centre to continue to function as a focus of retail and commercial uses.

PARKING

Parking was consistently raised as a key issue for the community throughout engagement.

A parking study completed as part of the background analysis for this master plan found a considerable amount of parking capacity in the on-street parking or in areas that are further away from shops and that the surface parking close to the shops is well used.

For parts of the study area outside the core area, typical utilisation of parking was low (10–30% utilisation), which indicates that it is relatively easy to find a space to park. However, utilisation in the core area was close to 90% at peak periods, particularly in the eastern and western parking areas (**Map 33**). Outside of peak periods, there is considerable capacity for parking, as indicated in **Figures 14 and 15**.

Parking capacity issues are mainly experienced with the timed parking spaces, generally the spaces closest to shops in the retail core area. On a typical weekday, the short-stay (timed spaces) parking operates close to capacity during the day time and significantly reduces by the evening. The long-stay parking (unrestricted spaces) operates at a little over 50%. This could be due to these spaces being located slightly further away from the shops. On a typical weekend, the long-stay parking is used significantly more in the evenings, likely due to people attending church services.

Map 33 indicates that off-street parking in the core area peaks in the range of 70–100% during the weekday daytime period. During the weekday evening peak period, carparks in this area operate at 60–80%.

There is limited lighting and poor visibility of line marking in the southern parking area. The layout of this carpark does not allow for good internal circulation, and southbound vehicles must exit the parking onto Strangways Street to search

both aisles. The layout and design of the eastern and western parking areas are considered to be inefficient and provide poor pedestrian access to the shops. The grassed areas at the edges of the parking areas on Strangways Street and Theodore Street are not used and could be better located closer to the shops. This will provide the opportunity to increase parking spaces and provide more usable green spaces.

Parking will continue to remain a challenge for the centre unless improvements are made. However, there is not one simple solution. Measures to reduce the pressure on parking for the centre could include changes to parking time restrictions, re-design of the surface parking areas to increase the number of spaces, and requirements for new developments to incorporate parking onsite. Other ways to reduce demand for parking will be to realise improvements to pedestrian, cycle and public transport facilities; these will be more effective and sustainable in the long term to reduce pressure on parking. Additionally, the existing park and ride currently occupies parking spaces that would be better prioritised for people working at or visiting the centre.

Figure 14: Thursday parking utilisation (Core area)

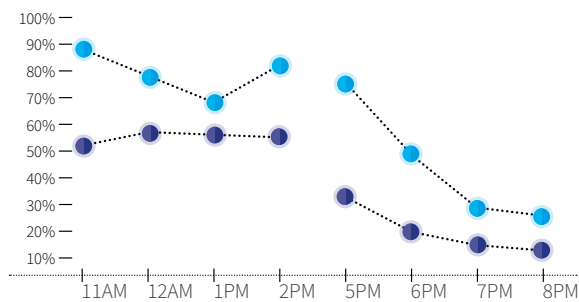
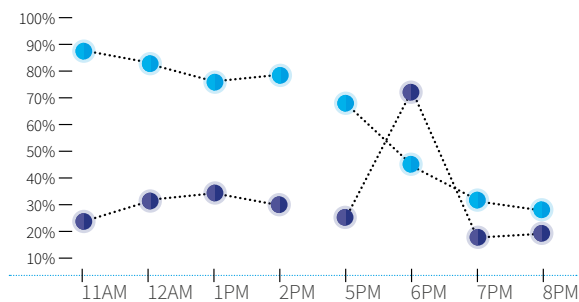


Figure 15: Saturday parking utilisation (Core area)



PUBLIC DOMAIN

STREETS, PARKS AND PUBLIC SPACES

The centre’s open space network includes a public park north of the retail core, the western open space and courtyards, grassed areas and established gardens through the retail core. The open space network is illustrated in **Map 34**.

The centre is a well-used community hub and a vibrant meeting place. The diversity of land and building uses, shaded central courtyard, subsidiary green spaces with good solar orientation and strong sense of community help enhance this character. It is a convenient place to run personal errands but is a popular destination—particularly on weekends—for people to spend time relaxing in the courtyards or in one of the cafes. The central courtyard and adjoining walkways are the heart of community life and activity.

The retail core area is heavily urbanised, active and includes a mix of native and deciduous trees. The existing large canopy trees in the central courtyard and parking areas contribute to the local character of the centre. In contrast, the western open space is comparatively underutilised but provides a safe and pleasant environment for pedestrians and cyclists to access the centre. Large canopy trees are planted throughout the western open space and include a diverse mix of native and exotic tree species. The western open space forms an important element of the Radburn planning that was implemented in this part of the neighbourhood.

The western open space and wider landscape, such as parks, gardens, trees and vegetated open space, provide several benefits in urban areas for biodiversity, community health and wellbeing, and help the city adjust to a changing climate. One example to improve the landscape in Curtin is to ensure large canopy trees continue to be planted in the streets, parks and public spaces. This will allow for wildlife, such as native birds, to move through the Curtin area to the nature reserves to the east (Red Hill Nature Reserve) and west (Oakey Hill Nature Reserve). Large canopy trees also provide benefits for people walking through the centre, including shade for warmer days of the year.

Map 33: Car parking utilisation



THE CURTIN SHOPS GARDEN GROUP

The local community can play an important role in the quality, amenity and usability of public spaces.

The Curtin Shops Garden Group consists of community residents who give their time to improve the public spaces, trees and gardens around the shops and in the main entry points into the suburb. To date, the group has worked with the ACT Government, Curtin residents and traders to upgrade and improve several areas in and around the centre. A major project includes the restoration and improvement of the John Curtin Memorial Garden on Carruthers Street.

There is an opportunity for government and developers to work with local community groups, such as the Curtin Garden Group, to realise the full potential of the suburbs public domain.

PUBLIC FURNITURE, SIGNAGE, ART AND SCULPTURE

The existing central courtyard was rejuvenated in 1999 as part of a government initiative to improve Canberra's public spaces. Playful and sculptured seating and metal craftworks of birds perched on lighting poles were installed. Motifs of Australian birds were integrated into the public furniture, pavement and artworks, which were designed using colourful mosaic tiles.

A memorial to former Prime Minister John Curtin—after whom the suburb is named—is located at the northern entry point to the retail core and doubles as an entry sign. The area surrounding the sign is being upgraded by a local community group, the Curtin Shops Garden Group, to encourage more people to use the Carruthers Street frontage to the centre and bring more prominence to the memorial sign. Upgrades to the Carruthers Street verge would also encourage more businesses to upgrade building frontages and provide space for outdoor dining and cafés.

BUILDING DESIGN AND HEIGHT

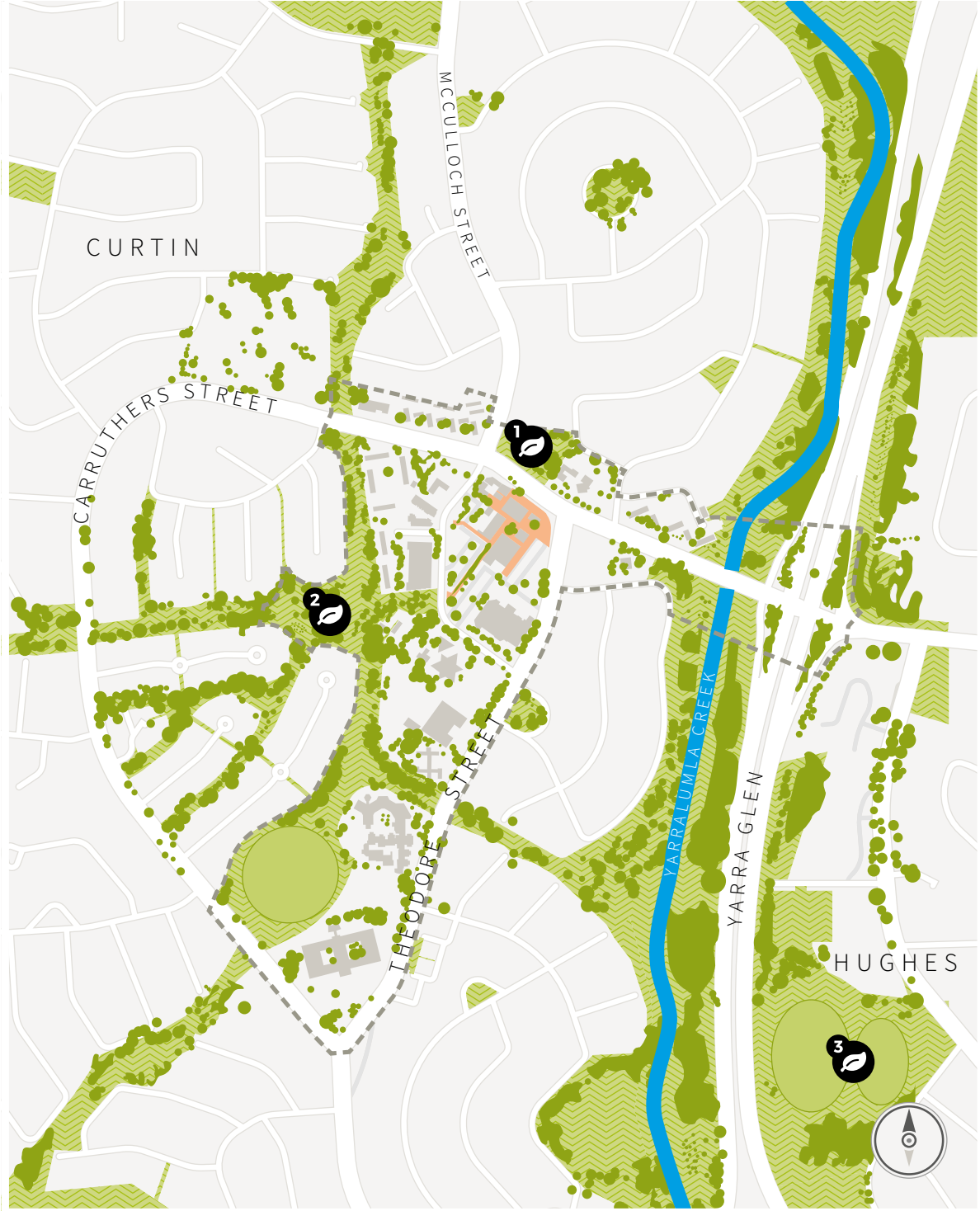
The Curtin group centre was opened in 1967 with the introduction of a department store (JB Young's), a butcher, shoe store and children's library. The original design of the centre featured a central courtyard measuring 26 by 24 metres, providing a public area away from traffic. Today, the central courtyard remains an important and highly valued space by the community. The buildings at the edges of the central courtyard were designed to block the cold southerly winds and provide shade from the late summer sun from the west. The other buildings including the post office, banks and shops completed the other sides of the central courtyard.

The buildings at the edges of the central courtyard still exist, and are constructed of painted or rendered brick masonry and corrugated iron roofs. Shopfront facades are predominantly aluminium-framed glazing. The wide cantilevered eaves, up to 3 metres in depth, are characteristic of the centre and provide good opportunities for outdoor seating and protection from the elements. Several people expressed a desire for better maintenance of the existing buildings through the master plan process. As buildings are privately owned, maintenance of buildings will need to be undertaken by individual building owners.






The central core buildings are one and two storeys in height. The two-storey buildings are located in the north-western corner of the centre and include an underground basement. The hotel to the south is two storeys with undercroft parking. While several single storey buildings exist, the Territory Plan currently permits development in the centre up to two storeys.

The Australia Post building, Anglican Church of the Good Shepherd and Holy Trinity Catholic Church incorporate spire-type motifs in their building design. These spires, particularly atop the Holy Trinity Catholic Church, can be seen from various locations around the study area and contribute to the centre's character.

Map 34: Open space network



LEGEND

-  OVERLAND FLOW PATH
-  OVALS
-  PUBLIC OPEN SPACES AND GRASSED AREAS
-  SHARED SPACES AND COURTYARDS
-  STANDS OF TREES
-  PARK 1 - THE CENTRE'S OPEN SPACE
-  PARK 2 - THE WESTERN OPEN SPACE
-  PARK 3 - CLARRIE HERMES PARK

Three-storey residential buildings are located immediately north-east, north-west and west of the retail core; these developments are located within the master plan study area. The surrounding residential dwellings are mostly one-storey detached dwellings with some two-storey units and a very small number of semi-detached dwellings.

The existing building heights are illustrated in **Map 35**.

EXISTING BUILDING HEIGHT CONTROLS

The existing building height rules for the Curtin group centre are currently set out in the Commercial Zones Development Code within the Territory Plan. This code includes specific controls for group centres. The building height controls and associated commercial land uses in the retail core area allows for a mix of uses, including retail, commercial (offices and the like), community facilities and residential development.

The existing building height limit for the centre is expressed as a 'Rule' that allows for development up to 2 storeys in the retail core (the area currently bounded by Carruthers Street, Strangways Street and Theodore Street). The Rule is associated with a 'Criterion' that allows for development to be considered above two storeys where it meets the current set of criteria, including addressing desired character, scale, function and overshadowing. As such there is no maximum building height limit provided in the current 'Criteria' within the Territory Plan.

Allowable building height limits have been a key concern for the community as identified through community engagement activities.

PUBLIC SAFETY

Generally, the centre is a safe place to visit. However, the perception of safety in and around the retail core is diminished by potential entrapment areas (particularly around existing rubbish and 'back of house' areas), lack of appropriate lighting in the southern surface parking and pedestrian underpasses on Carruthers Street, and minimal passive surveillance of the existing internal central courtyard after dark and of the children's playgrounds at all times of the day.

The building frontages in the retail core are well activated with shops and building entrances facing the central courtyard and walkways. However, the outer frontages that face the parking areas are mostly blank walls and service areas. Additionally, the supermarket, a restaurant, private gymnasium and hotel are the only uses open after usual business hours. Two takeaway shops in the retail core have limited opening hours after 5.00pm on weekdays. **Map 36** illustrates the existing active frontages in the retail core and buildings with 'after hours' uses (prior to the closure of the shops at Block 7 Section 62 Curtin).

A number of community stakeholders expressed concern regarding the speed of traffic and lack of convenient pedestrian crossings on Theodore Street. There are few direct and safe pedestrian crossings and access between the schools to the south and the centre.

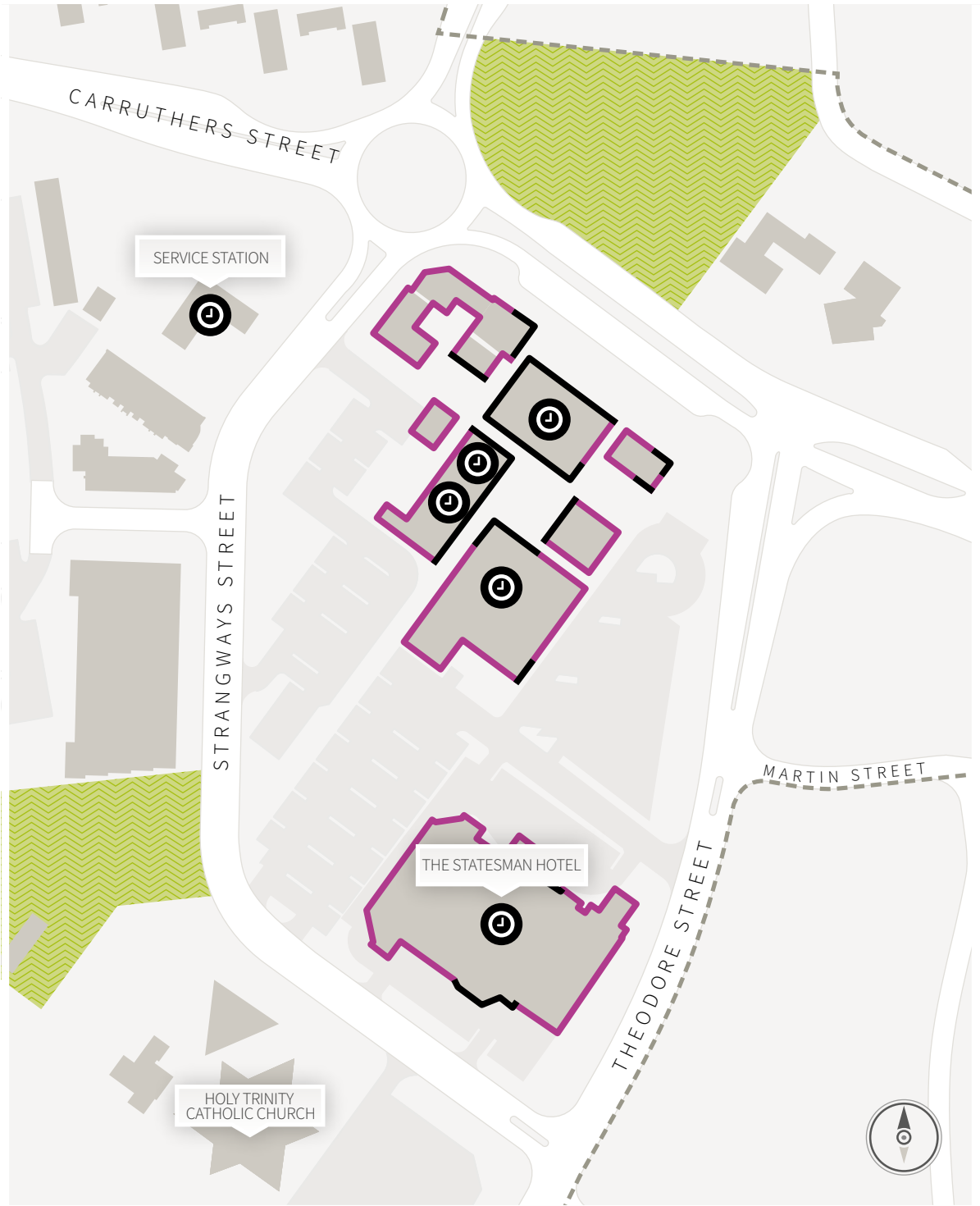
In 2011, the ACT Government commenced to introduction of 40 km/h speed limit precincts in Canberra's town centres, with low speed zones now successfully introduced in Woden, Gungahlin, Tuggeranong, Belconnen and the city centre. From 2015, the government extended the 40km/h speed limit precincts to include 18 group centres, including the Curtin group centre. The extent of the speed limit precinct in Curtin includes the retail core parking areas and Strangways Street. While this slows traffic, it is important to look at the design and function of the streets, particularly Strangways Street, to ensure there are safe pedestrian environments for people accessing the centre.

Map 35: Existing building heights



- LEGEND
- 3 STOREYS
 - 2 STOREYS
 - 1 STOREY

Map 36: Active frontages in the retail core



LEGEND

- ACTIVE FRONTAGES
- INACTIVE FRONTAGES
- Ⓟ AFTER HOURS ACTIVITY

ENVIRONMENTAL SUSTAINABILITY

Sustainability is critical to the built environment. ACT Government policies and strategies provide guidance for integrating sustainability measures into our urban environment. The following key sustainability measures are to be considered in master plans and their implementation.

RESPONDING TO CLIMATE CHANGE

Master plans provide opportunities to respond to climate change at a place-specific scale. This takes two forms:

- **Mitigation**—reducing greenhouse gas emissions by minimising use of fossil fuels (towards net zero emissions by 2045) for transport and the heating and cooling of buildings. Measures such as increasing energy efficiency help this transition. (Refer to Energy section below.)
- **Adaptation**—taking actions to reduce vulnerability to the risks from climate change impacts. This will help our city and community become more resilient when extreme events occur (like heatwaves, droughts, storms with flash flooding and bushfires). (Measures are included below.)

REDUCING RESOURCE CONSUMPTION AND ENVIRONMENTAL HARM

- Reduce the amount of land used for the growing city through urban renewal and intensification.
- Reduce the amount of energy and emissions by investing in renewable energy and installing energy efficient lighting and appliances.
- Reduce the amount of potable water used by harvesting, storing and using rainfall.
- Reduce flash flooding by increasing permeable pavements and harvesting stormwater to water vegetation (e.g. rain gardens and kerb design).
- Conserve significant landscapes with key features and components, including key views and vistas.

- Increase wildlife biodiversity by increasing habitat connectivity.
- Improve air quality and remove pollutants by increasing the quantity of trees and shrubs beside emission sources.
- Reduce urban heat (see measures below).

REDUCE URBAN HEAT

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 from the use of materials such as concrete and bitumen that store and radiate heat to surrounding areas.

Thermal comfort can significantly change the way we use outdoor areas. Urban environments, such as the Curtin group centre, contain significant areas of concrete and asphalt in the roads, car parks and footpaths. Mapping of surface urban heat in Canberra in February 2017 found that the Curtin group centre has temperatures of +2C to +4C above the mean land surface temperature. Higher temperatures may be acceptable in the cooler months, but some urban environments can become uncomfortable in summer and cause heat-related illness.

Reducing urban heat in the built environment can be achieved by using:

- light coloured and low thermal mass building materials
- trees with high levels of shade, particularly in summer
- permeable surfaces to let rain into the ground
- watered grass and water features, and
- plants on roofs and walls (e.g. roof gardens, climbers).

BETTER BUILDINGS

- Improve the design and construction of buildings to be fit-for-purpose for the future climate, including high heat, extreme winds and intense rain; these 'climate wise' buildings should last for the life of the building or at least 50 years and include passive heating and cooling (orientation, insulation, air sealing and ventilation).

- Ameliorate the microclimate impacts of buildings by their siting and design as well as in the surrounding surface treatments and landscape.
- Increase diversity in housing types to meet lifestyle choices and adaptability of design and construction to suit whole-of-life needs.

PLANNING AND DESIGN FOR SAFE AND PLEASANT PLACES

- Improve microclimate year-round (less temperature extremes and less wind) through site design and choices in materials (reflective roofs, light-coloured building materials and low thermal mass) and use of vegetation and water.
- Increase amenity and comfort in outdoor places (playgrounds, pathways, plazas and parklands) by including seats, drinking fountains with water bottle recharge taps, and microclimate improvement through shade and shelter.
- Design the public domain to be fit-for-purpose in the future climate, that is 'climate wise' for the life of the asset (at least 50 years), reducing the risks from extreme events of storm winds, flash flooding, urban heat, drought and bushfires:
 - > Reduce storm damage by choice of tree species (also affected by quality of growing conditions and maintenance).
 - > Reduce flash flooding and sub-catchment run-off by reducing amount of impermeable surface and detaining water flow.
 - > Reduce drought impacts by harvesting and use of rain and stormwater.
 - > Reduce bushfire risk by reducing fire fuel (from the ground to the tree crown) and use less flammable plants beside buildings.
 - > Plan for more than one route in and out of the centre with emergency services access to public spaces and buildings.

ENERGY

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

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

Electricity and/or thermal energy is generated close to where it is used. Energy systems such as 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 generally 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.

New commercial and residential development and/or redevelopment in the centre has the potential to incorporate such sustainable initiatives to improve centre's sustainability.

WATER

Water is an important natural resource that is under significant pressure from population growth and climatic conditions. There is a need to reduce broader social, economic and environmental costs associated with potable water distribution.

The Sullivan's Creek and Inner North Reticulation Network, Canberra's first neighbourhood-scale stormwater harvesting and managed aquifer recharge system, captures and treats urban stormwater in constructed wetlands before pumping it through a reticulation network for irrigation of urban green spaces.

For Curtin, the reuse of stormwater and rainwater could reduce the use of potable water for irrigation and domestic and commercial uses that do not require treated water, such as toilet flushing or clothes washing.

ACT HEALTHY WATERWAYS PROJECT

The ACT Government has integrated Water Sensitive Urban Design (WSUD) principles into new developments and constructed new water infrastructure, like wetlands and ponds, in older more established suburbs. The ACT Healthy Waterways Project is adding more water quality treatments across the ACT and region, such as wetlands, ponds and rain gardens across the ACT and region.

In the south of Curtin, a new rain garden has been constructed in the open green space around the Flood Memorial site. The rain garden will play a role in improving water quality in Yarralumla Creek and add a greater level of amenity for people who walk or ride along the nearby path.

CIVIL INFRASTRUCTURE

Gas and telecommunications infrastructure service the study area and there are no major constraints to note. Sewage from the study area discharges north into the Woden Trunk Sewer main located near Cotter Road.

A 20 metre-wide easement exists over two trunk mains measuring 450 millimetres in diameter and 750 millimetre diameter running east-west through the study area. These pipes run through the western open space and retail core and across to the Yarra Glen and Carruthers Street intersection.

The centre is located within a stormwater catchment area of approximately 104 hectares. Piped and overland flows are conveyed from the south of the catchment through the western open space in a northerly direction. Stormwater is eventually discharged into Yarralumla Creek near the intersection of McCulloch Street and Cotter Road.

