



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

Answer to question on notice

Asked by: Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Planning

Hearing: 11 December 2025

In relation to: Woden District Strategy

Question received: 19 December 2025

Answer Due: 5 January 2026

In discussions on the Scentre development, reference was made to the Policy Outcomes and Assessment Outcomes in the Territory Plan which must be considered when assessing development proposals. The Woden District Policy took into account the provisions of the previous Territory Plan as well as the development of the Woden District Strategy and associated community consultation. The maximum height of buildings in the Town Centre is set - on land occupied by Westfield the maximum building height is 12 storeys.

If the Territory Planning Authority agrees to progress an amendment to the Territory Plan for the Scentre development, what possible changes might be made to the Territory Plan, apart from building height?

Mr Chris Steel MLA: The answer to the Member's question is as follows:

The Woden District Policy establishes mandatory assessment requirements in relation to the height of buildings within the Woden Town Centre. These are articulated under Assessment Requirement 43 and the associated Figure 10 that designates areas 'a' through 'f' across the Woden Town Centre with varying maximum heights from 16m (approximately 4 storeys) up to 78m (approximately 24 storeys). One tower element per block (prior to any subdivision), in areas 'a', 'b' and 'c' (except for part Block 4 Section 79 Phillip) may be increased by 15m provided the proposal is recognised as being of high-quality architectural merit, the proposal demonstrates a positive contribution to the streetscape, the proposal does not unreasonably impact through overshadowing, and the visual bulk of the building is minimised.

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I understand that that the Scentre Group proposal generally spans the southern half of the Woden Town Centre, with this area bounded by Keltie Street and Bradley Street (approximate northern extent), Callam Street (eastern extent), and Corinna Street (forming the western and southern extent). In relation to current height provisions for this area, the Woden District Policy variously specifies maximum heights of 53m (approximately 16 storeys) and 41m (approximately 12 storeys), with scope for an additional 15m height for one tower element per block where the aforementioned requirement can be met.

On 15 December 2025, the Territory Planning Authority (the Authority) received documentation from Scentre Group (Application number 2025-06) for a proponent-initiated major plan amendment (MPA) application for part of the Woden Town Centre. The Authority is reviewing the documentation for completeness and following this process the application will be lodged (anticipated for early 2026). Following lodgement of the application the Authority will consider the merits in accordance with the *Planning Act 2023*. If the application is accepted a draft MPA would be released for public consultation.

As the Scentre Group application has not been accepted at this stage, it is not appropriate to provide specific comment about provisions. General considerations may include built form outcomes, visual impacts, overlooking, overshadowing, microclimate impacts including wind tunnelling and downdrafts, mitigation of impacts to the public realm and whether there is merit in the incorporation of an entertainment precinct.

Approved for circulation to the Standing Committee on Environment and Planning

Signature: 

Date: 12 / 1 / 26

By the Minister for Planning and Sustainable Development, Chris Steel MLA