

# PART D7: WODEN DISTRICT POLICY

PART D7: WODEN DISTRICT POLICY .....	1
1.1 District map.....	2
1.2 Land and use table .....	3
1.3 Policy outcomes .....	5
1.4 Assessment requirements .....	6
1.5 Assessment outcomes .....	7
1.6 Development compliance provisions.....	10
Figure 1 (Curtin) .....	11
Figure 2 (Curtin) .....	12
Figure 3 (Curtin): .....	13
Figure 4 (Curtin) .....	14
Figure 5 (Curtin) .....	15
Figure 6 (Lyons).....	16
Figure 7 (Mawson) .....	17
Figure 8 (Mawson) .....	18
Figure 9 (Mawson) .....	19
Figure 10 (O'Malley).....	20
Figure 11 (Phillip) .....	21
Figure 12 (Phillip) .....	22
Figure 13 (Phillip) .....	23
Figure 14 (Phillip) .....	24
Figure 15 (O'Malley – additional assessable and prohibited development) .....	25
Figure 16 (Phillip – additional assessable and prohibited development).....	26

## 1.1 District map

This policy applies to land within the area identified as Woden District in the map below.

Maps detailing specific assessment requirements, assessment outcomes and development compliance provisions are included at the end of this policy.



## 1.2 Land and use table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Chifley		Nil	Nil	
Curtin	CFZ	Nil	retirement village; supportive housing	Block 1 Section 60
Farrer	CFZ	Nil	retirement village; supportive housing	Block 2 Section 33
Garran	CFZ	Nil	retirement village; supportive housing	Block 1 Section 33
Hughes	CFZ	Nil	retirement village; supportive housing	Block 34 Section 35 Block 10 Section 44
Isaacs	CFZ	Nil	retirement village; supportive housing	Block 8 Section 501
Lyons	CFZ	Nil	retirement village; supportive housing	Block 5 Section 41
Mawson	CFZ	Nil	retirement village; supportive housing	Block 1 Section 17
	CZ1	industrial trades, municipal depot store	Nil	Block 17 Section 46
O'Malley	CFZ	Nil	retirement village; supportive housing	Figure 15
	RZ1	office limited to chancellery diplomatic residence	Nil	Figure 15
Pearce		Nil	Nil	
Phillip	CZ2	scientific research establishment	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence,	Figure 16

## CONSULTATION DRAFT FOR COMMENT

			single dwelling housing, supportive housing, drink establishment indoor recreation facility, restaurant (except as ancillary), shop, tourist facility	
	CZ3	Nil	build to rent development, caretaker's residence, diplomatic residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing, commercial accommodation use, hotel, motel, guest house, tourist facility	Figure 16
	CFZ	Nil	business agency, educational establishment, emergency services facility, health facility, hospital, office, place of worship, public agency, religious associated use, residential care accommodation, retirement village, supportive housing	Figure 16
	CZ1	produce market	Nil	Figure 16
	PRZ1	cemetery	Nil	Figure 16
Torrens	CFZ		retirement village; supportive housing	Block 13 Section 22 Blocks 15-16 Section 22
Woden District		Nil	Nil	

### **1.3 Policy outcomes**

Development proposals in Woden District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Woden Valley District are derived from the Woden District Strategy. The Woden District Strategy sets the vision, priorities and values of the district.

**The desired policy outcomes to be achieved for Woden Valley District include:**

1. Develop Woden town centre as a key educational and commercial destination based on the Canberra Institute of Technology and the transformational connectivity and potential of the Stage 2B Light Rail and new residences.
2. Develop Curtin and Mawson group centres as economic nodes connected by future stages of light rail.
3. Plan for and deliver Stage 2B of light rail to the Woden town centre, as the spine of the public transport network in south Canberra.
4. Deliver urban transformation and support new sustainable communities linked to the future light rail corridor between Curtin and Mawson.
5. Undertake urban improvement initiatives in the Lyons local centre.
6. Deliver new community facilities aligned with renewal to address existing gaps in provision and support future residential growth.
7. Enhance priority connectivity corridors for threatened species including links between existing nature reserves including Mount Mugga, Oakey Hill, Mount Taylor and Farrer Ridge.
8. Re-naturalise Yarralumla Creek as an enhanced primary blue-green connection and watercourse park.

## 1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within Woden Valley District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in Woden Valley District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Curtin	1. Existing car parking shown in Figure 1 is retained with no other development permitted.	Figure 1
	2. Development in area B in Figure 1 complies with an environmental site assessment report and a noise assessment report endorsed by the EPA.	
	3. Maximum height of buildings in the CZ1 zone is 10m.	
	4. Maximum height of buildings in Area 'a' in Figure 2 is 6m.	Figure 2
	5. Building setbacks are as indicated on Figures 2 and 3.	Figure 3
	6. Maximum height of buildings in Area 'c' as indicated on Figure 3.	
	7. New road to be provided as indicated on Figure 3.	
	8. Provide active frontage as indicated on Figure 4. Pedestrian routes remain unenclosed and publicly accessible.	Figure 4
	9. Maximum height of buildings for areas indicated on Figure 5 are: Area 'a':12m, Area 'b': 15m, Area 'c': 21m; and maximum setbacks are as indicated.	Figure 5
Lyons	10. Maximum height of buildings for areas indicated on Figure 6 are: Area 'a':33m, Area 'b': 33m, Area 'c': 27m, Area 'd': 27m, Area 'e': 14m.	Figure 6
	11. The maximum building frontage lengths are as indicated on Figure 6, but roof top plant that are screened and set back are not included in the height limit.	
Mawson	12. Maximum height of buildings for areas indicated on Figure 7 are: Area 'a':16m, Area 'b': 22m, Area 'c': 28m, Area 'd': 16m.	Figure 7
	13. Ground floor dwellings are not permitted to areas with primary active frontage indicated on Figure 8.	Figure 8
	14. Development, including Blocks 3 & 8, Section 47, provides minimum 6m wide public pedestrian links accessible at all times, as indicated on Figure 8.	Figure 8
	15. Maximum height of buildings for areas indicated on Figure 9:	Figure 9
	a) Area 'a':11m, except within 25m of Athlon Drive boundary where it is 21m.	
	b) Area 'b': 14m, except within 35m of Athlon Drive boundary where it is 21m. Area 'b' front setback to Athlon Drive is min. 10m.	
O'Malley	16. Development of a chancellery or diplomatic residence, as permitted within area (RC1) of Figure 10, complies with provisions of the Residential Zones Policy.	Figure 10
Phillip	17. Ground level dwellings are not permitted in areas 'a', 'b' & 'e' of Figure 11.	Figure 11
	18. Area 'A' on Figure 12 provides an ice-skating rink suitable for	

## CONSULTATION DRAFT FOR COMMENT

Locality	Assessment requirement	Reference
	national competitions, unless otherwise agreed by the ACT Government.	Figure 12
	19. Area 'A' on Figure 12 retains a 50m public swimming pool that operates all year with reasonable opening hours, similar to other ACT public swimming pools. If the site is redeveloped, a publicly available, indoor facility is provided that includes: <ul style="list-style-type: none"> <li>a) A 25m x 20m 8-lane swimming pool – water depth of 1.35m to 2.0m</li> <li>b) Warm water program pool – minimum dimensions of 20m x 10m</li> <li>c) A toddlers/leisure pool, learn to swim pool and/or water play splash pad – minimum size 500m<sup>2</sup></li> <li>d) A transition from within the centre to the outdoors (including to external gardens, decks and outdoor eating areas to support indoor/outdoor activities</li> <li>e) Associated amenities to support the operation of the pool facilities</li> </ul> <p>The public indoor swimming pool must operate all year with reasonable opening hours, similar to other ACT public swimming pools. The design and inclusions for the indoor pool must be approved by the ACT Government.</p>	
	20. Development of dwellings and commercial accommodation on Section 7 is only permitted within 36m of Callum Street.	Figure 13
	21. A public road and 20m wide public landscaped area are provided in accordance with Figure 13.	
	22. Development proposals demonstrate no additional overshadowing to Woden Town Square between 10am and 2pm on 21 June.	Figure 14
	23. The maximum height to area 'c' in Figure 14 is 11m except within 52m of Yarralumla Creek, where the maximum height is 21m.	
	24. The minimum front setback to the boundary to Athllon Drive is 4m.	
	25. Residential development is not permitted within the 1 in 100-year flood level of Yarralumla Creek.	

### 1.5 Assessment outcomes

Development proposals in Woden Valley District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
7. accessibility and adaptability
8. water sensitive urban design (WSUD)
9. minimisation of cut and fill
10. serviceability in terms of infrastructure and utility services
11. suitability of any advertising or signs
12. consistency with the Crown Lease

## CONSULTATION DRAFT FOR COMMENT

13. the assessment outcomes in the following table:

Locality	Assessment outcome	Reference
Curtin	14. Retain and improve the existing public space character of the Curtin group centre, particularly in the central courtyard.	
	15. Provide a mix of uses that encourage people to live, work and spend time in the group centre.	
	16. Dwellings are permitted at ground floor in area 'A' shown in figure 1, only if adaptable.	Figure 1
	17. Development maintains reasonable sunlight to public spaces. Development up to 19m in Area 'b' on Figure 2 must contribute to character, public space spaces and retain reasonable solar access.	Figure 2
	Ground floor residential in Area 'c', Figure 3 provide privacy through raised courtyards, planting, and fencing.	Figure 3
Lyons	18. Maintain and improve the existing 'Radburn' housing pattern.	
	19. Encourage development at Lyons local centre that provide for a variety of uses to ensure the centre remains a viable and active focal point for the Lyons community.	
	20. Development on Block 9 Section 53 Lyons presents as distinct buildings separated by large areas of landscaped open space, with minimum 6m setback from Melrose and Hindmarsh Drive boundary.	
	21. Area C on Figure 6 to contain a minimum of two buildings.	Figure 6
Mawson	22. Development retains reasonable solar access to key public spaces, particularly the public courtyards.	
	23. Development of public carparking areas indicated on Figure 7 retains the existing number of public car spaces in addition to providing parking generated by the development.	Figure 7
	24. Parking structures are concealed from main public space by uses such as hotel rooms, apartments or office with windows or balconies overlooking public space to provide passive surveillance.	
	25. Buildings within Figure 8 are generally at 0m front setback up to 3 storeys with a 3m setback to storeys above. Setbacks provide a human scale streetscape, reduce building bulk and provide for features such as entries, outdoor dining etc.	Figure 8
	26. Provide active frontages as indicated on Figure 5, which incorporate clear glazing and uses that generate activity. Active frontages provide pedestrian protection through awnings or colonnades.	Figure 5
	27. Ground floor dwellings, where permitted within Figure 8, are commercially adaptable and have individual access.	Figure 8
	28. Development within Figure 8 maximise the potential of a future light rail stop.	
O'Malley	29. Development of a chancellery or diplomatic residence provides reasonable solar access and privacy to adjacent dwellings and is compatible with the design of existing adjacent buildings.	Figure 10
Phillip	30. Development within the Woden Town Centre demonstrate consistency with the following overarching desired planning outcomes, where relevant: <ul style="list-style-type: none"> <li>a) Improve the provision of recreation, sport, and cultural facilities in the centre. Improve the pedestrian amenity of streets, particularly through large canopy street trees.</li> <li>b) Provide clear and safe pedestrian connections between</li> </ul>	



## CONSULTATION DRAFT FOR COMMENT

Locality	Assessment outcome	Reference
	residential developments fronting Melrose Drive and Eddison Park.	
	<ul style="list-style-type: none"> <li>c) Provide opportunities for people to live, work and recreate which delivers environmental, social, and economic benefits for the community.</li> <li>d) Provide a safe and vibrant night-time economy.</li> <li>e) Promote social inclusion through providing accessible commercial and community facilities.</li> <li>f) Realise the opportunities created by future light rail, including for Phillip Oval to host major sporting or cultural events.</li> <li>g) Encourage streetscapes that promote the quality of public realm, encourage active frontages and a 'human scale' to built form.</li> <li>h) Encourage flexibility and innovation in design of the built form and open space.</li> <li>i) Provide a street network designed for low vehicle speeds and easy pedestrian access.</li> <li>j) Provide for a range of employment within the town centre.</li> <li>k) The design of buildings, infrastructure, and public realm spaces to reflect needs of a changing climate.</li> </ul>	Figure 11
	<p>31. Maximum height of buildings for areas indicated on Figure 11 are: Area 'a': 78m (approx. 24 storeys), Area 'b': 53m (approx. 16 storeys), Area 'c': 41m (approx. 12 storeys), Area 'd': 22m (approx. 6 storeys). One tower element per block prior to any subdivision, in areas 'a', 'b' and 'c' 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.</p>	
	<p>32. Proposals above 41m provide an assessment of the visual impact of the development, how it relates to surrounding built form and uses, and how it responds to the town centre skyline and streetscape.</p>	Figure 11
	<p>33. Maximum height of buildings for areas indicated on Figure 11 are: Area 'e' and 'f': 16m (approx. 4 storeys). Buildings in area 'e' can be a maximum of 19m where fronting Townsend St, Colbee Court or Dundas Court and the upper level is setback 3m. Buildings facing Altree Court can be a maximum of 22m.</p>	
	<p>34. Development at 2nd floor and above is set back 6m from the street boundary in area 'e' and 'f'. This may be reduced to 0m if no overlooking or overshadowing of adjacent dwellings is demonstrated.</p>	Figure 11
	<p>35. Development on sites over 1500m<sup>2</sup> in areas 'a', 'b' and 'c' on Figure 11 provide an area for large canopy trees in deep soil on the site, adjacent to and level with the verge.</p>	
	<p>36. Development on section 80 are sensitive to Callum Offices in terms of height, scale, and heritage significance.</p>	Figure 12
	<p>37. Development of carparking areas identified in Figure 12 retains the existing number of publicly available car parking spaces in addition to providing on site car parking that is generated by the development.</p>	
	<p>38. Parking structures are concealed from public space by uses such as hotel rooms, apartments or office with windows or balconies</p>	

Locality	Assessment outcome	Reference
	overlooking the public space to provide passive surveillance. Screening is not a sufficient outcome.	
	39. Buildings fronting Bowes and Furzer Streets are setback 4m from the street boundary up to 41m and 6m for development above 41m, unless it is demonstrated setbacks provide sufficient space for large canopy street trees, are consistent with adjoining buildings and provide sufficient space for pedestrians and cyclists.	
	40. Buildings are setback above 41m to reduce the visual bulk and overshadowing potential of the building, unless demonstrated that the building form has significant architectural merit and has minimal overshadowing impact.	Figure 12
	41. Landscaped areas are provided to secondary frontages indicated on Figure 12 which are integrated with the verge and wholly contained on block. Minimum 3.2m high awnings or colonnades are provided to primary active frontages identified on Figure 12.	
	42. Development on Block 7 Section 1 Phillip is maximum 16m high unless a demonstrated proposed height is appropriate to use and minimises impacts including overlooking and overshadowing to adjacent residential. Screening is permitted to a parking structure on this site. The minimum setback to Yamba Drive boundary is 10m unless suitable landscaping is provided.	Figure 14
	43. Development in Area 'c' on Figure 14 incorporates the indicative access road and shared path as indicated on the figure.	

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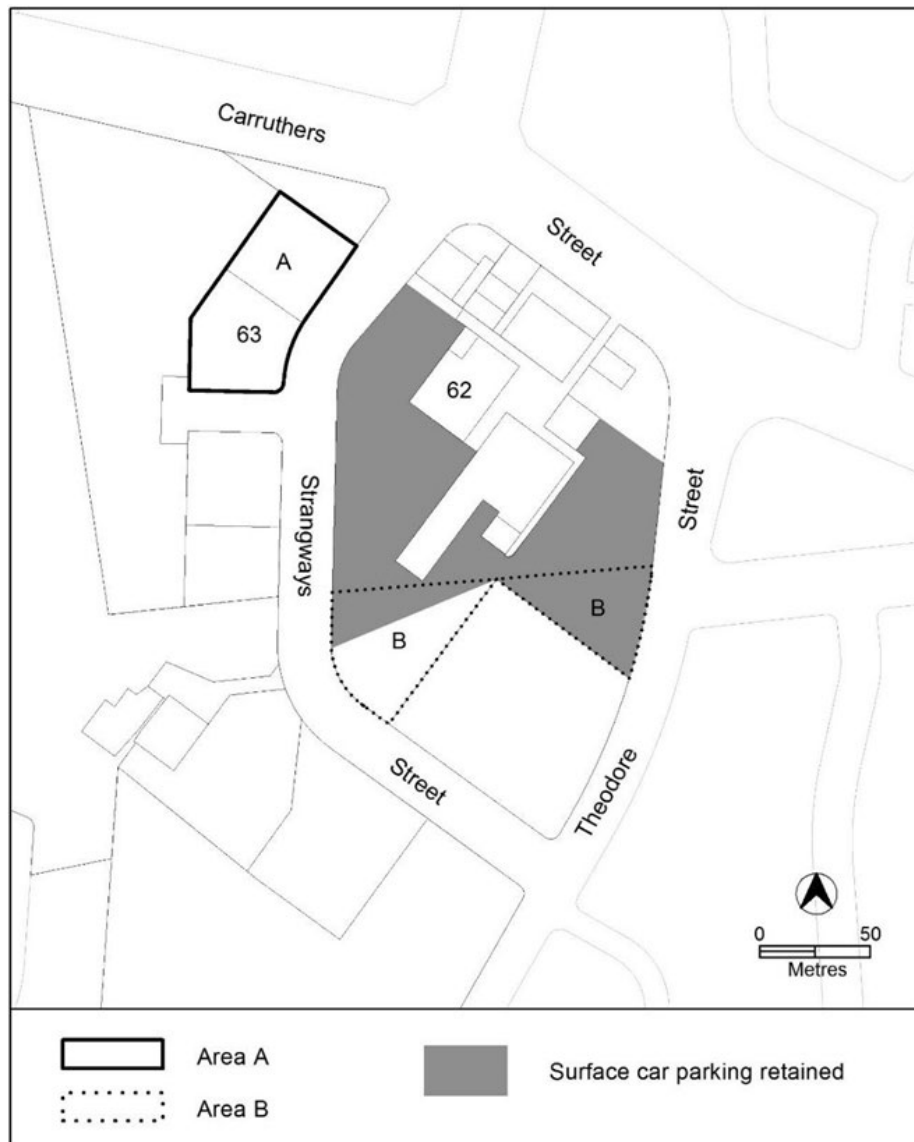
\* Localities not listed do not have assessment requirements.

## 1.6 Development compliance provisions

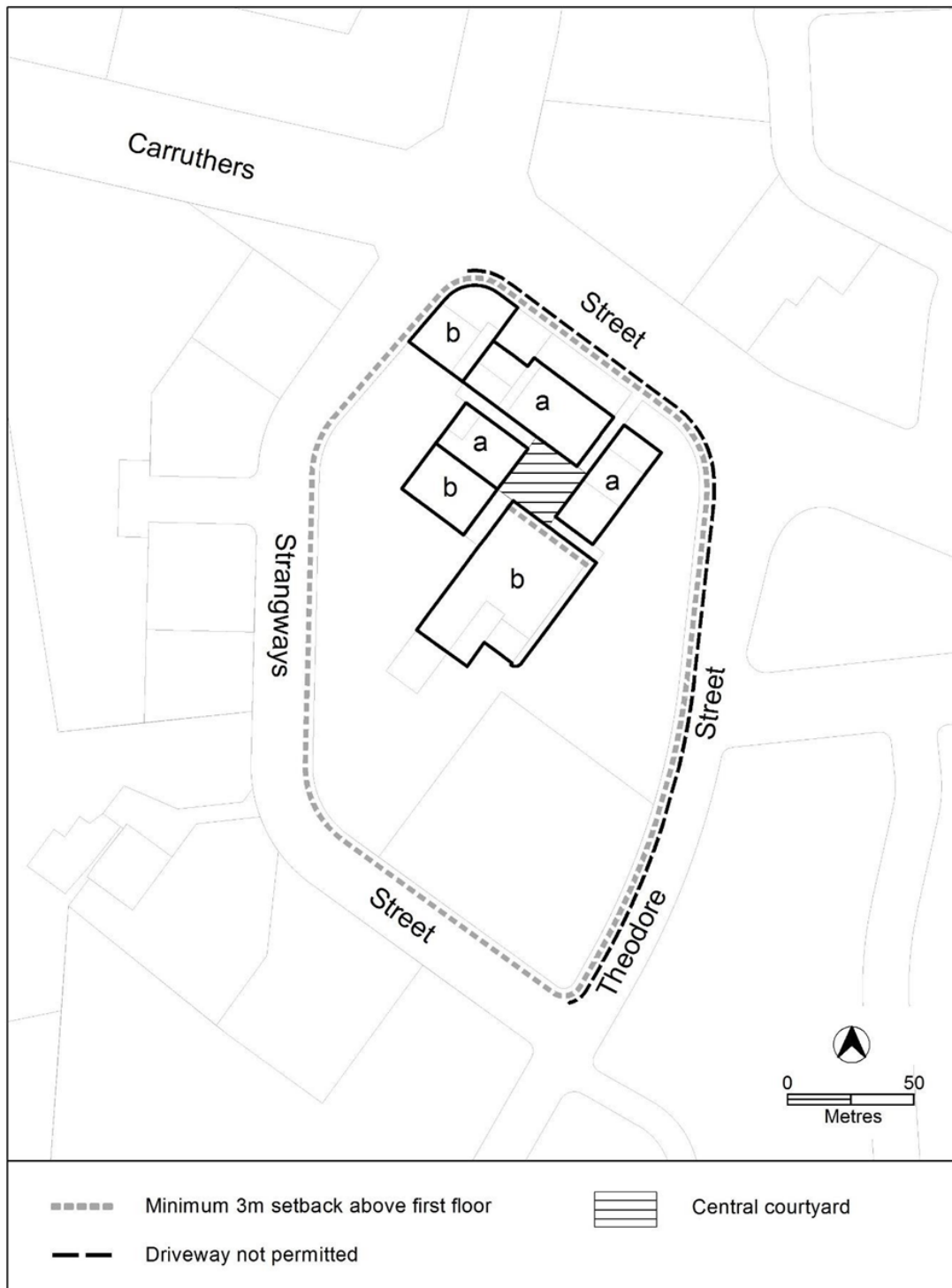
Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

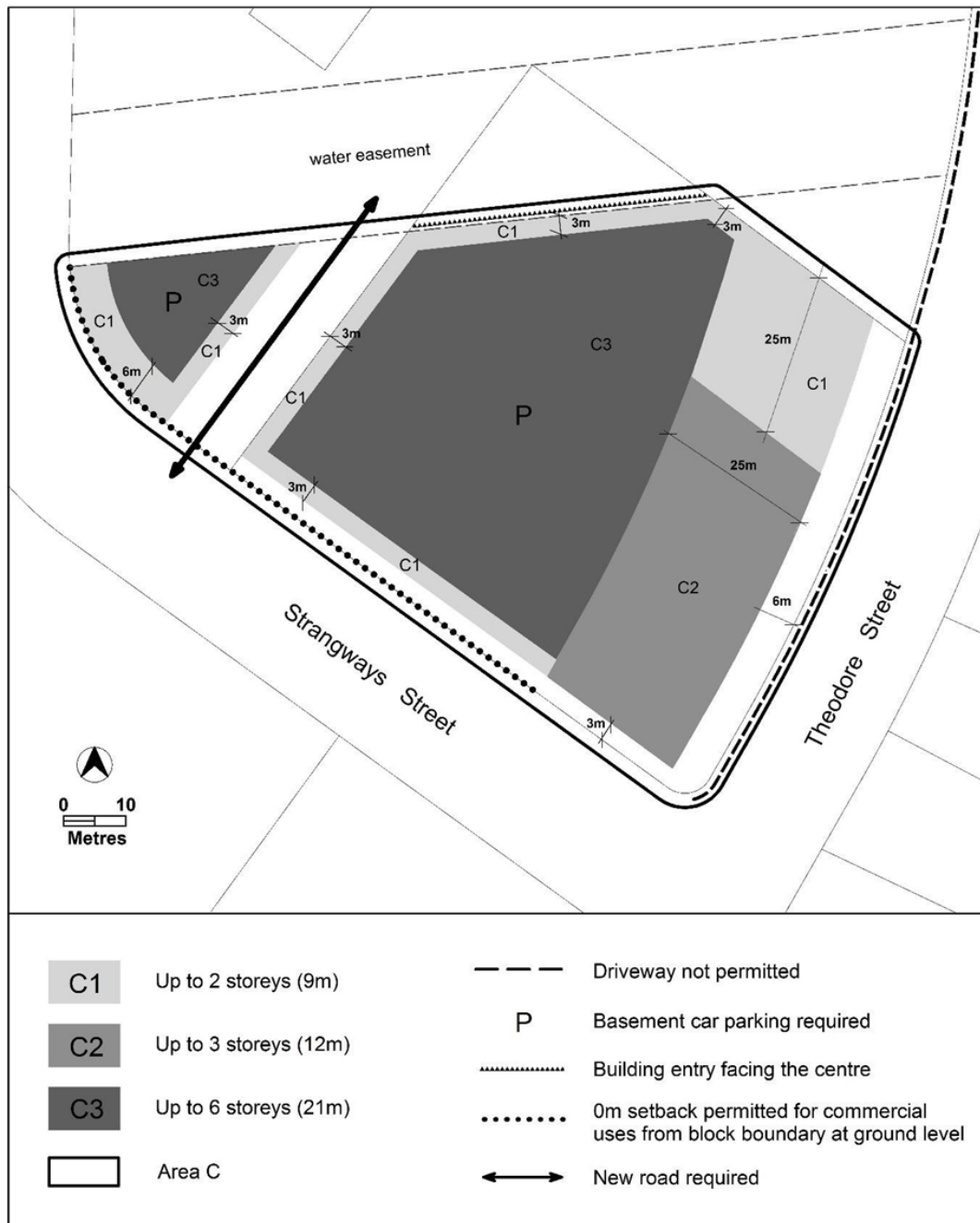
**Figure 1 (Curtin)**



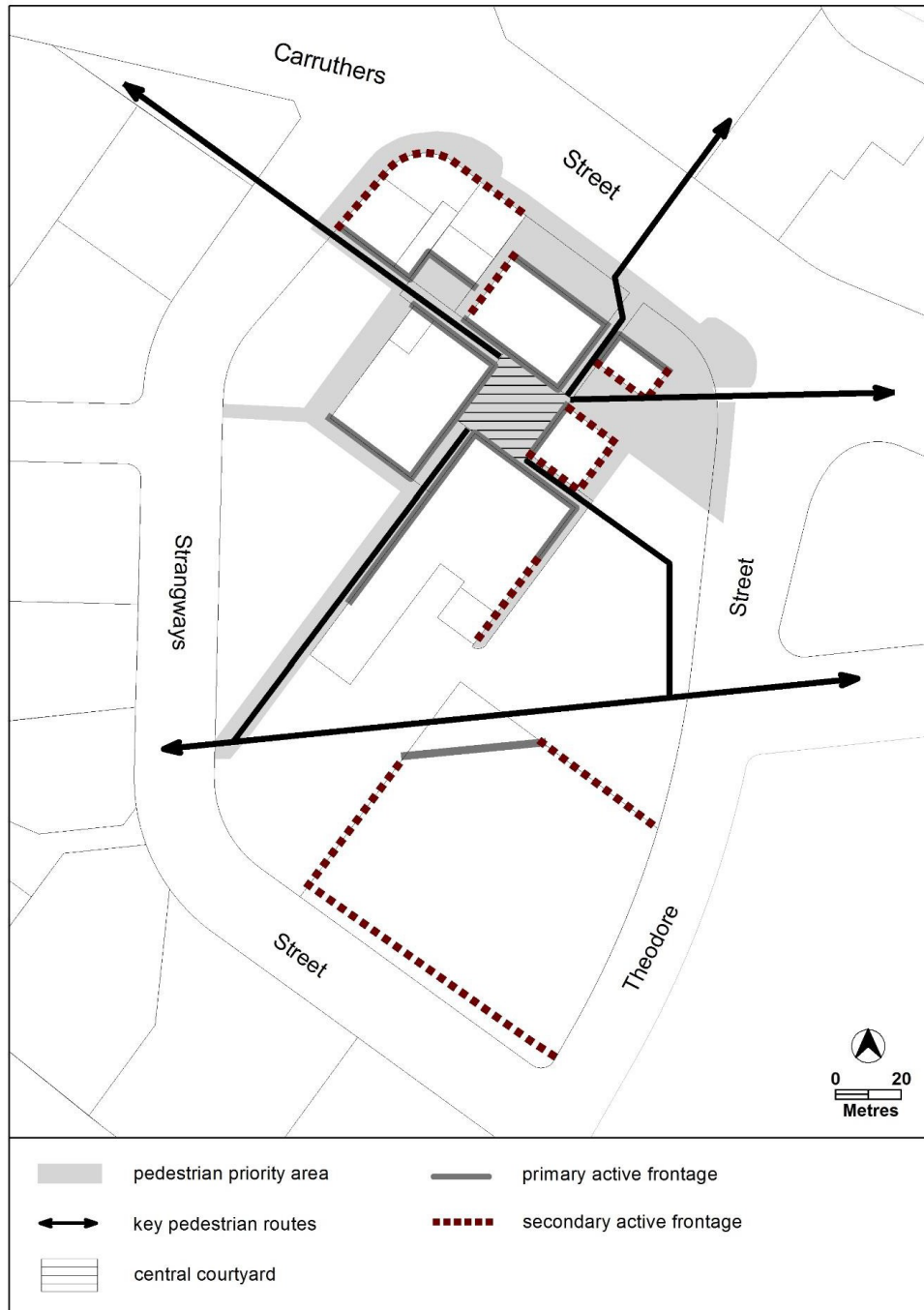
**Figure 2 (Curtin)**



**Figure 3 (Curtin):**



**Figure 4 (Curtin)**



**Figure 5 (Curtin)**

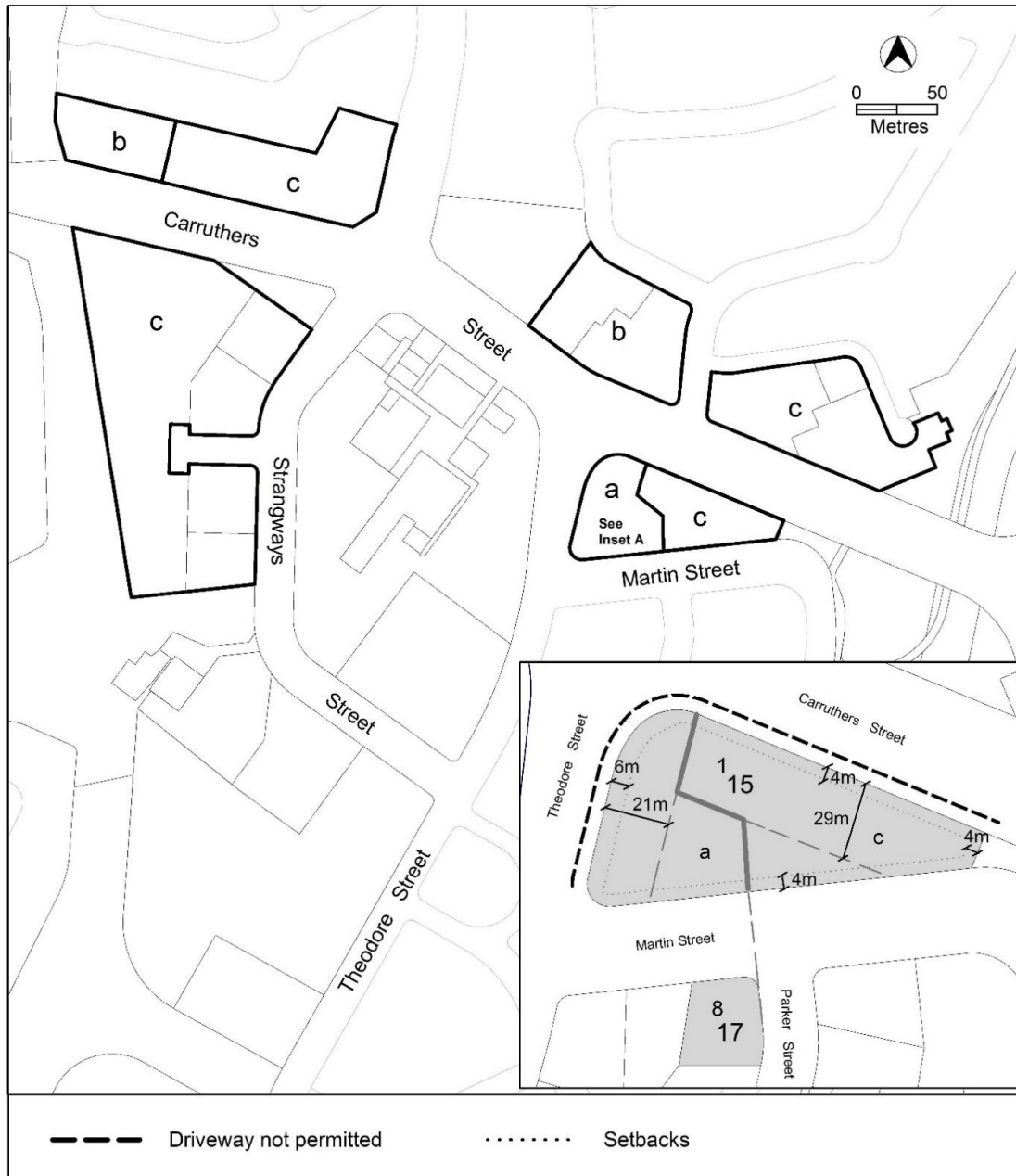


Figure 6 (Lyons)

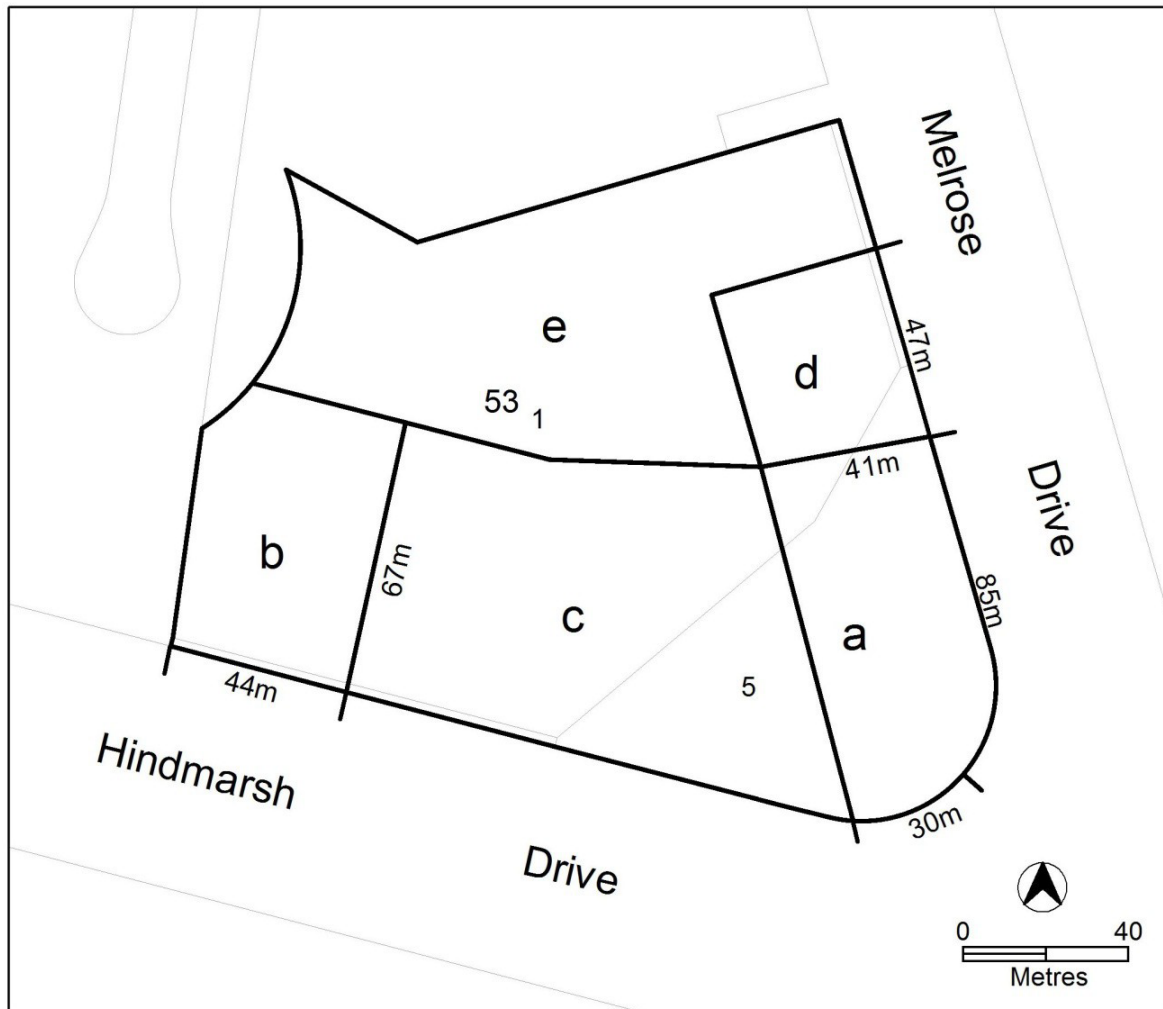
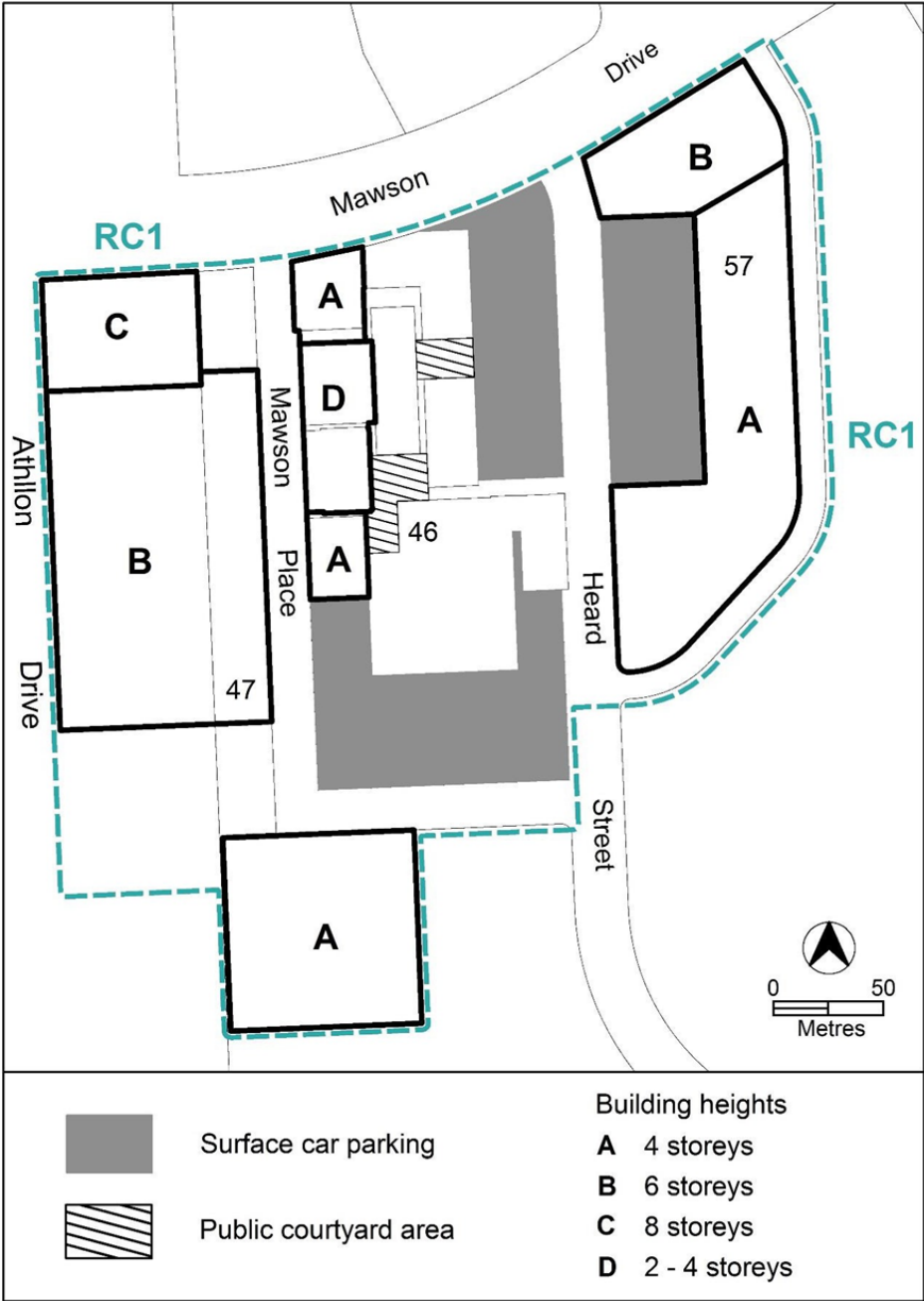
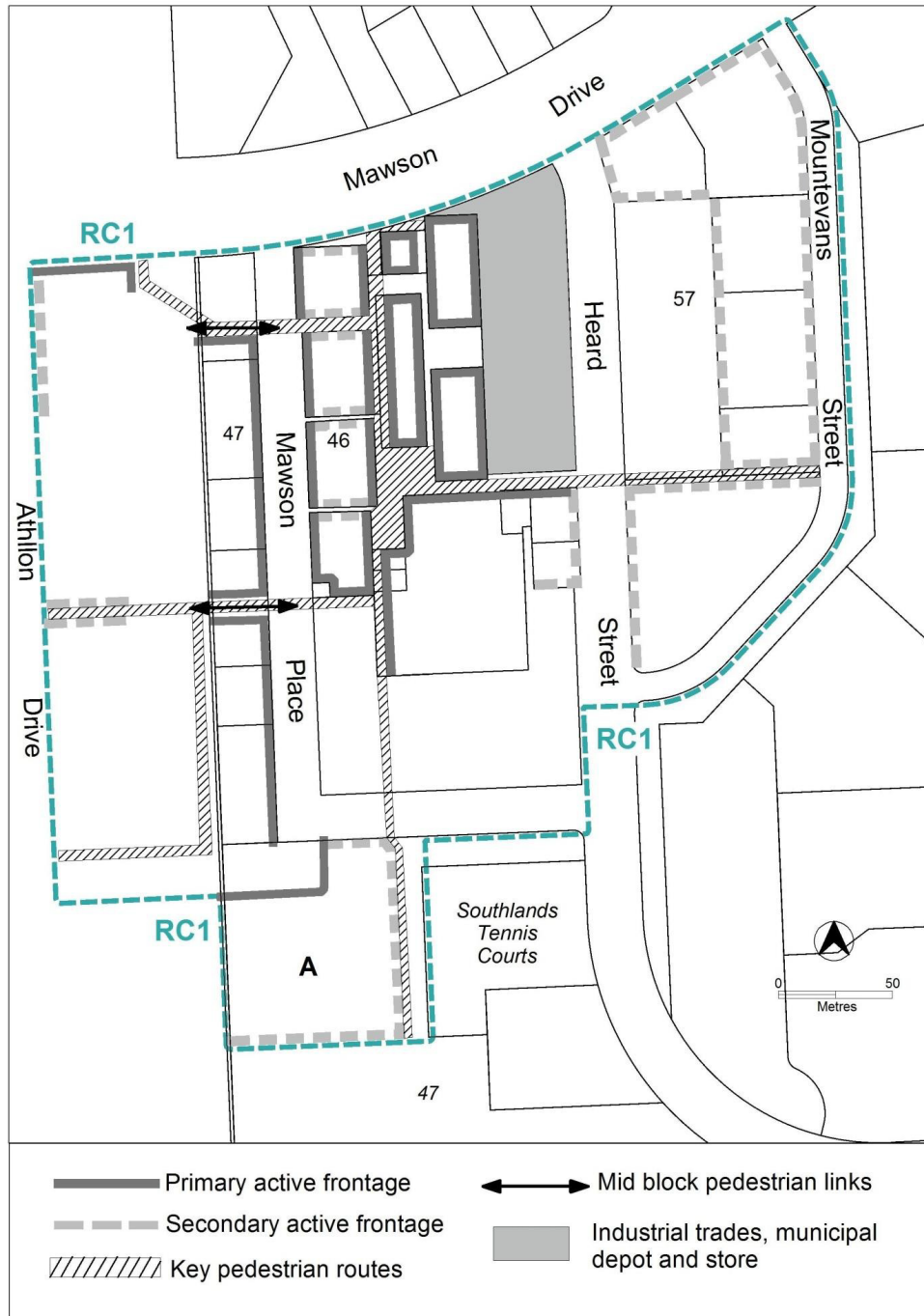




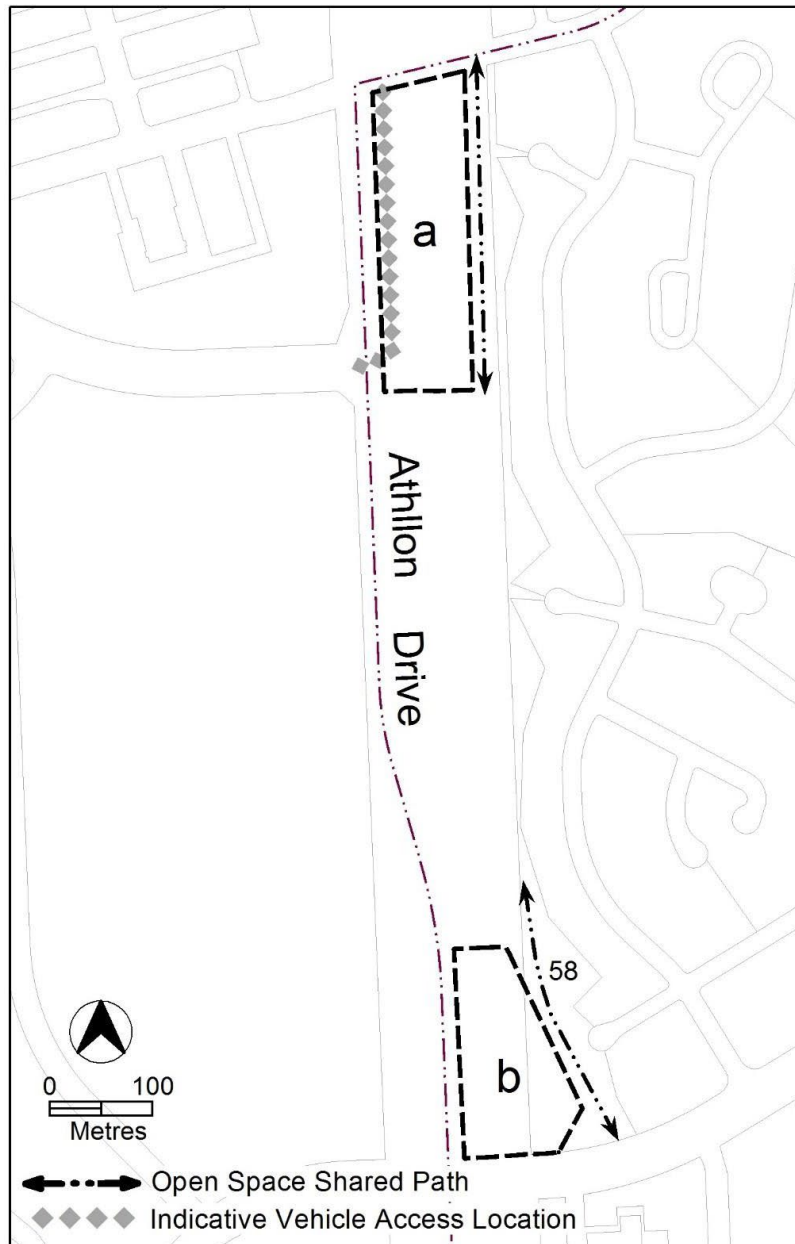
Figure 7 (Mawson)



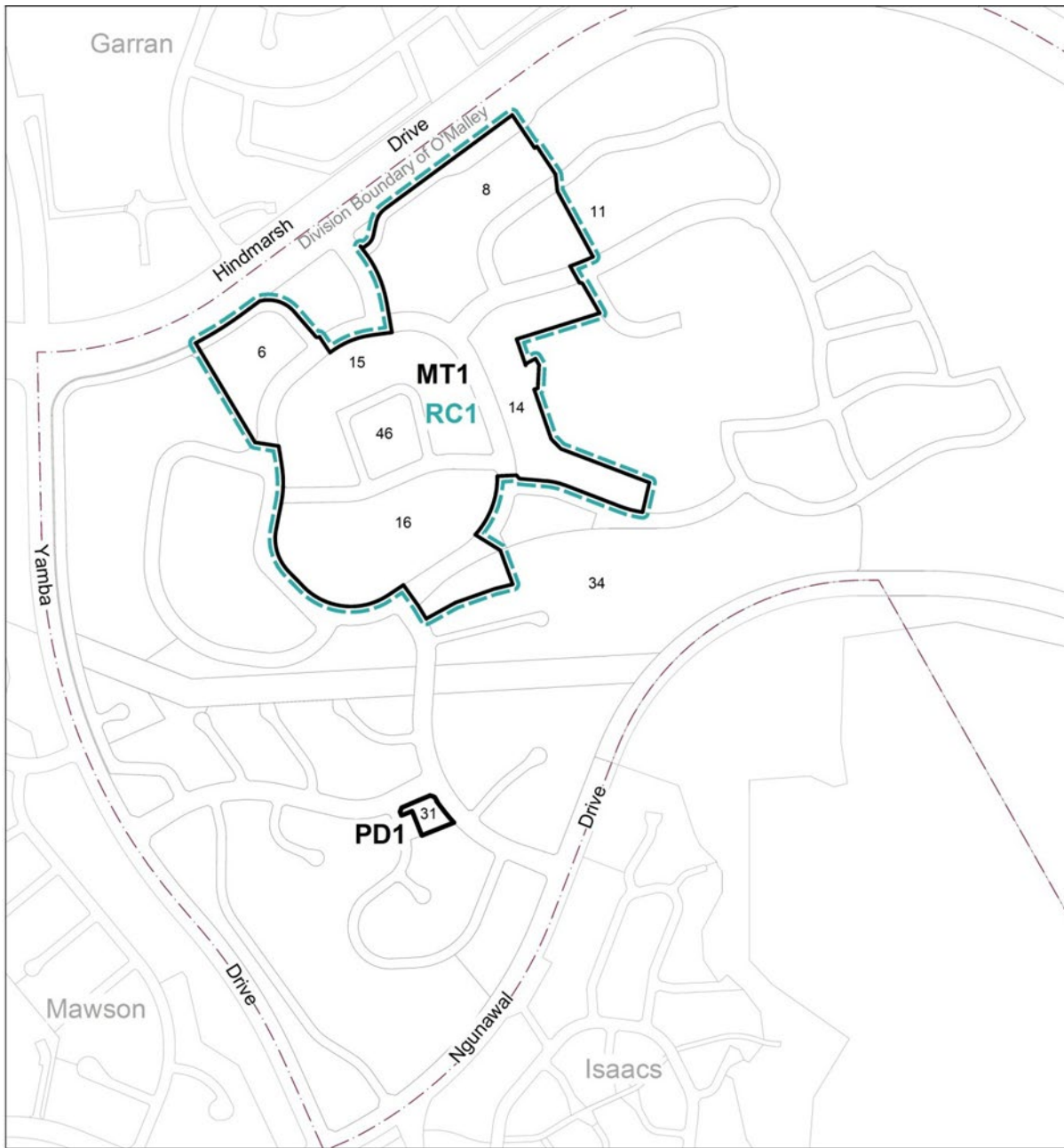
**Figure 8 (Mawson)**



**Figure 9 (Mawson)**



**Figure 10 (O'Malley)**

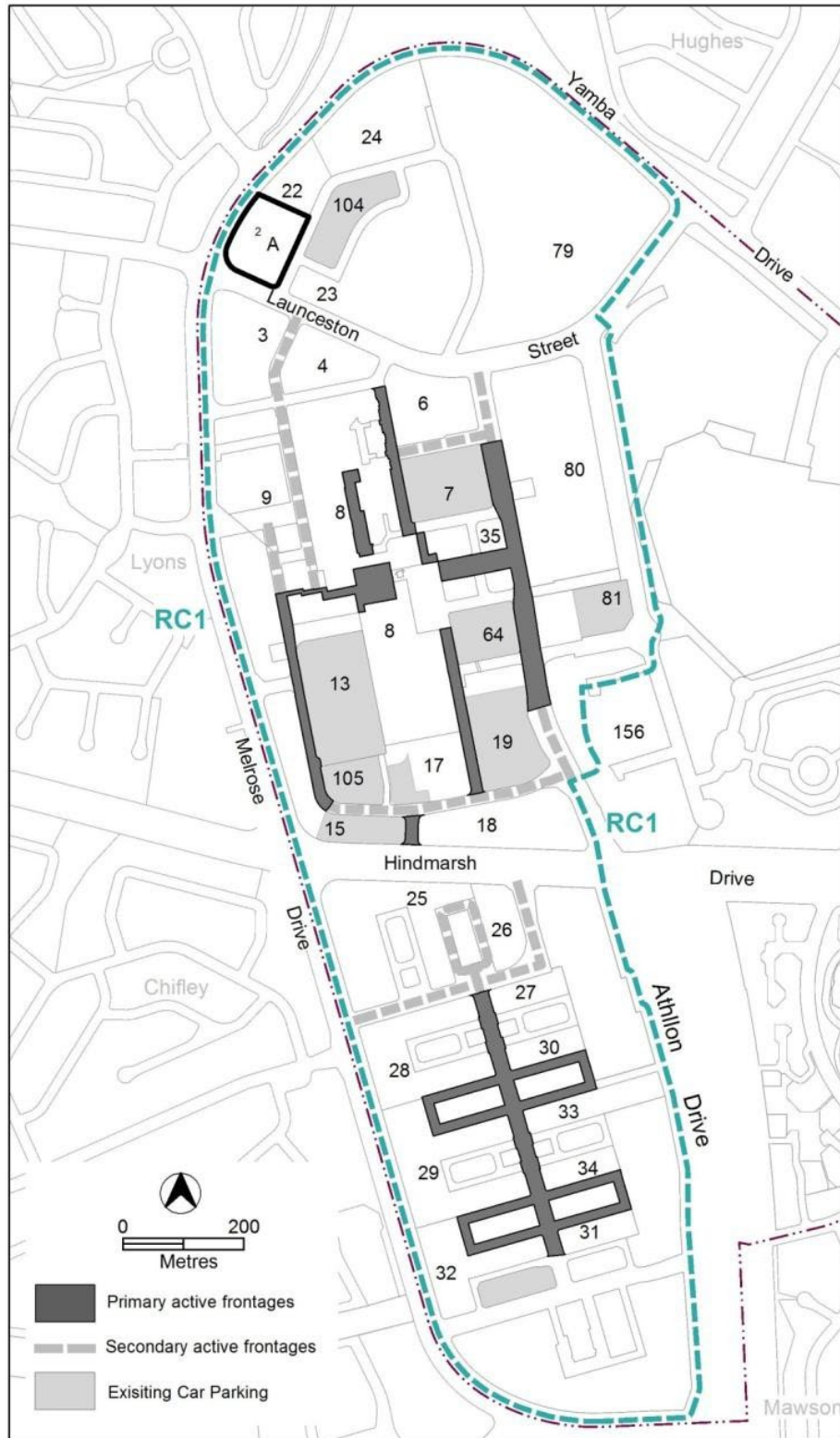


**Figure 11 (Phillip)**

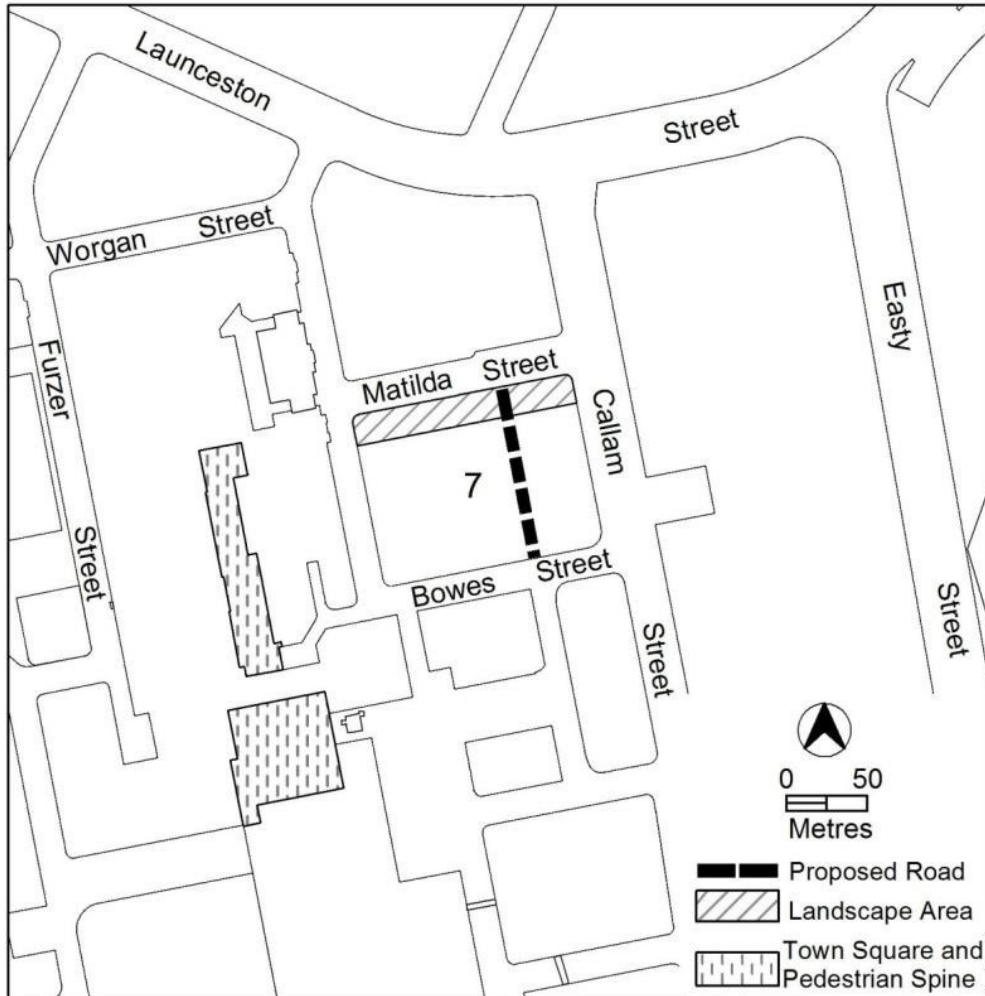




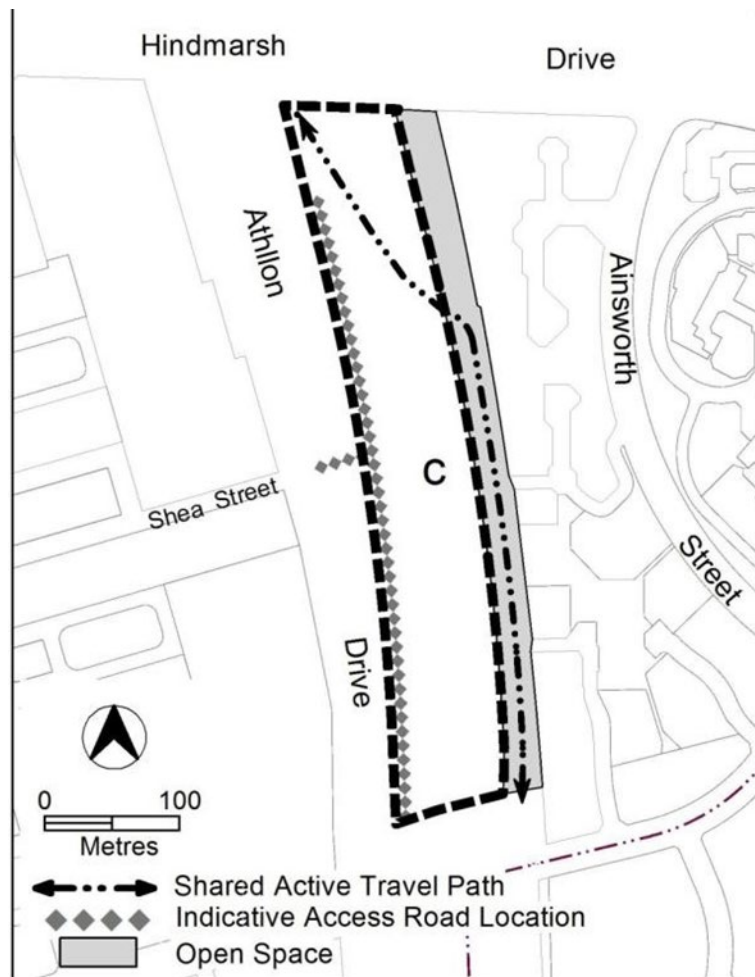
**Figure 12 (Phillip)**



**Figure 13 (Phillip)**

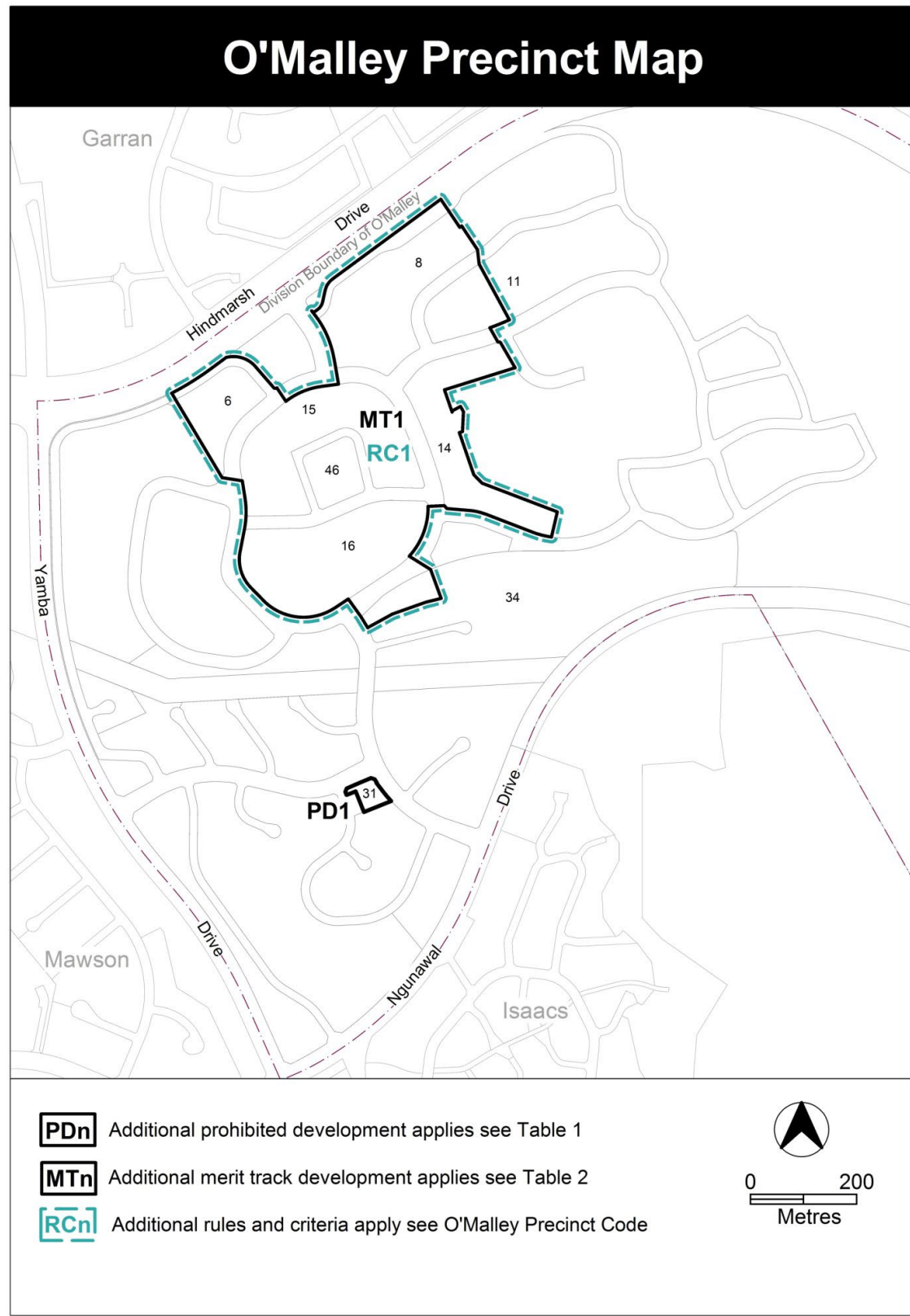


**Figure 14 (Phillip)**



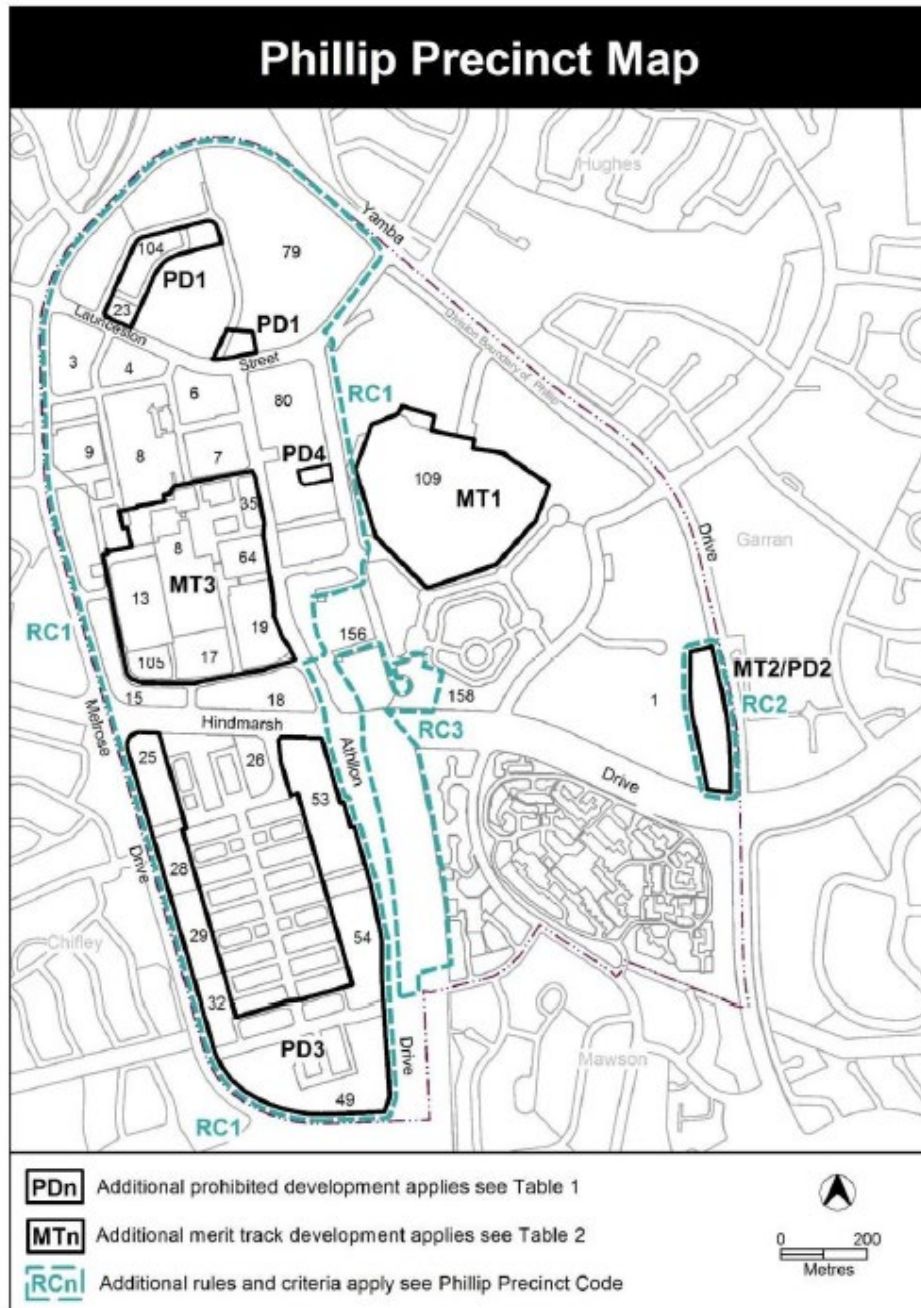


**Figure 15 (O'Malley – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**

**Figure 16 (Phillip – additional assessable and prohibited development)**



**Note: Figure to be updated to reflect new terminology**