



ACT
Government

Part D

District Policies

D7 – Woden
District Policy

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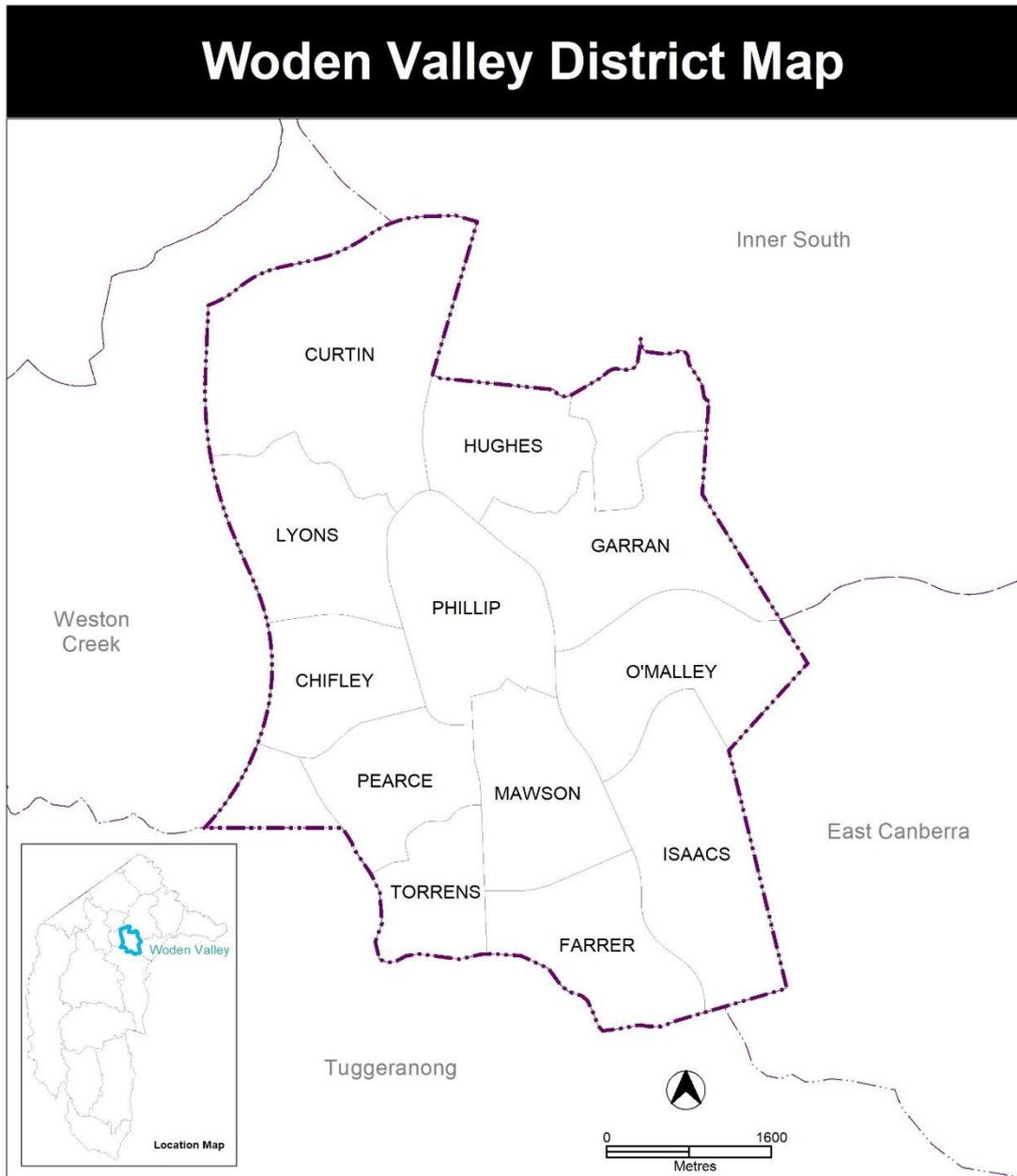
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District Map

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

Maps detailing specific assessment outcomes and requirements are included within this policy.



Land 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’ definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

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 11 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
Mawson	CZ1	industrial trades, municipal depot store	Nil	Block 17 Section 46
O’Malley	CFZ	Nil	retirement village; supportive housing	Blocks 23 and 25 Section 31
O’Malley	RZ1	office limited to chancellery diplomatic residence	Nil	AD1 Figure 14
Pearce		Nil	Nil	
Phillip	CZ2	Nil	residential use	PD1 Figure 2
Phillip	PRZ1	cemetery	Nil	AD1 Figure 2
Phillip	CZ2	scientific research establishment	drink establishment, indoor recreation facility, restaurant (except as ancillary), shop, tourist facility	AD2 PD2 Figure 15

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Phillip	CZ3	Nil	commercial accommodation use, hotel, motel, guest house, residential use, tourist facility	PD3 Figure 15
Phillip	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	PD4 Figure 15
Phillip	CZ2	Nil	residential use, commercial accommodation use	PD5 Figure 15
Phillip	CZ1	produce market	Nil	AD3 Figure 15
Phillip	PRZ2	light rail	Nil	AD4 Figure 15
Torrens	CFZ		retirement village; supportive housing	Block 13 Section 22 Blocks 15-16 Section 22

Policy Outcomes

Development proposals in the 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 the Woden District are derived from the Woden District Strategy, that sets the vision and directions for the district.

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

1. Protect and enhance heritage places and habitat for threatened species and their connectivity with green corridors and nature reserves including Mount Mugga, Oakey Hill, Red Hill, Mount Taylor and Farrer Ridge.
2. Explore opportunities to integrate Yarralumla Creek into the blue-green network including potential for wetlands and incorporate water sensitive urban design.
3. Develop Woden town centre as an educational and commercial hub, building on the Canberra Institute of Technology and the transformational potential of the future light rail connectivity and new residences.
4. Develop the economic and employment roles of Curtin and Mawson group centres based on their improved connectivity to the future light rail corridor.
5. Plan for and deliver light rail from the City Centre to Woden, as the central spine of the public transport network in south Canberra.
6. Consider the role and function of existing group and local centres which may include Curtin, Lyons and Mawson. Depending on the results of this consideration and whether further action is required, investigate planning and non-planning initiatives to support centre viability and role as a meeting place.
7. Deliver new community facilities aligned with urban improvement to address existing gaps in provision and support future residential growth.
8. Deliver urban transformation and support new sustainable communities linked to the future light rail corridor between Curtin and Mawson.

Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the Woden District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

Area specific assessment outcomes

The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

Locality	Assessment outcome
Curtin	<u>Group Centre</u>
	1. The existing public space character is retained and improved, particularly in the central courtyard.
	2. A mix of uses are provided that encourage people to live, work and spend time in the group centre.
Lyons	<u>Residential area</u>
	3. The existing 'Radburn' housing pattern is maintained and improved.
	4. 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.

Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within Woden 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 District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Control	Assessment requirement
Curtin	
Urban structure	1. New road to be provided as indicated on Figure 1 .
Land and site use	2. Dwellings are permitted at ground floor in area 'A' shown in Figure 2 , only if adaptable.
Movement	3. Pedestrian routes, indicated on Figure 3 , remain unenclosed and publicly accessible.
Building design	4. Development up to 19m in Area 'b' on Figure 4 must contribute to character, public space and retain reasonable solar access of the surrounding area. 5. Ground floor residential in Area 'c', Figure 1 provide privacy through raised courtyards, planting, and fencing.
Active frontage	6. Provide active frontage as indicated on Figure 3 .
Building height	7. Maximum height of buildings is: <ol style="list-style-type: none"> CZ1 - 10m. Area 'a' Figure 4 – 6m. Area 'c' Figure 1 – indicated on Figure 1. Figure 5 – <ol style="list-style-type: none"> Area 'a' – 12m. Area 'b' – 15m. Area 'c' – 21m. Within areas shown in Figure 4, building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.
Setback	8. Building setbacks are as indicated on Figure 1 , Figure 4 , and Figure 5 .
Car parking areas	9. Existing car parking shown in Figure 2 is retained or improved with no other development permitted.
Noise	10. Development in Area B in Figure 2 complies with a noise assessment report endorsed by the Environmental Protection Authority.
Environmental management – Land and construction	11. Development in Area B in Figure 2 complies with an environmental site assessment report endorsed by the Environmental Protection Authority.

Figure 1 Curtin (Group Centre) – Height, access, car parking, setback and driveways

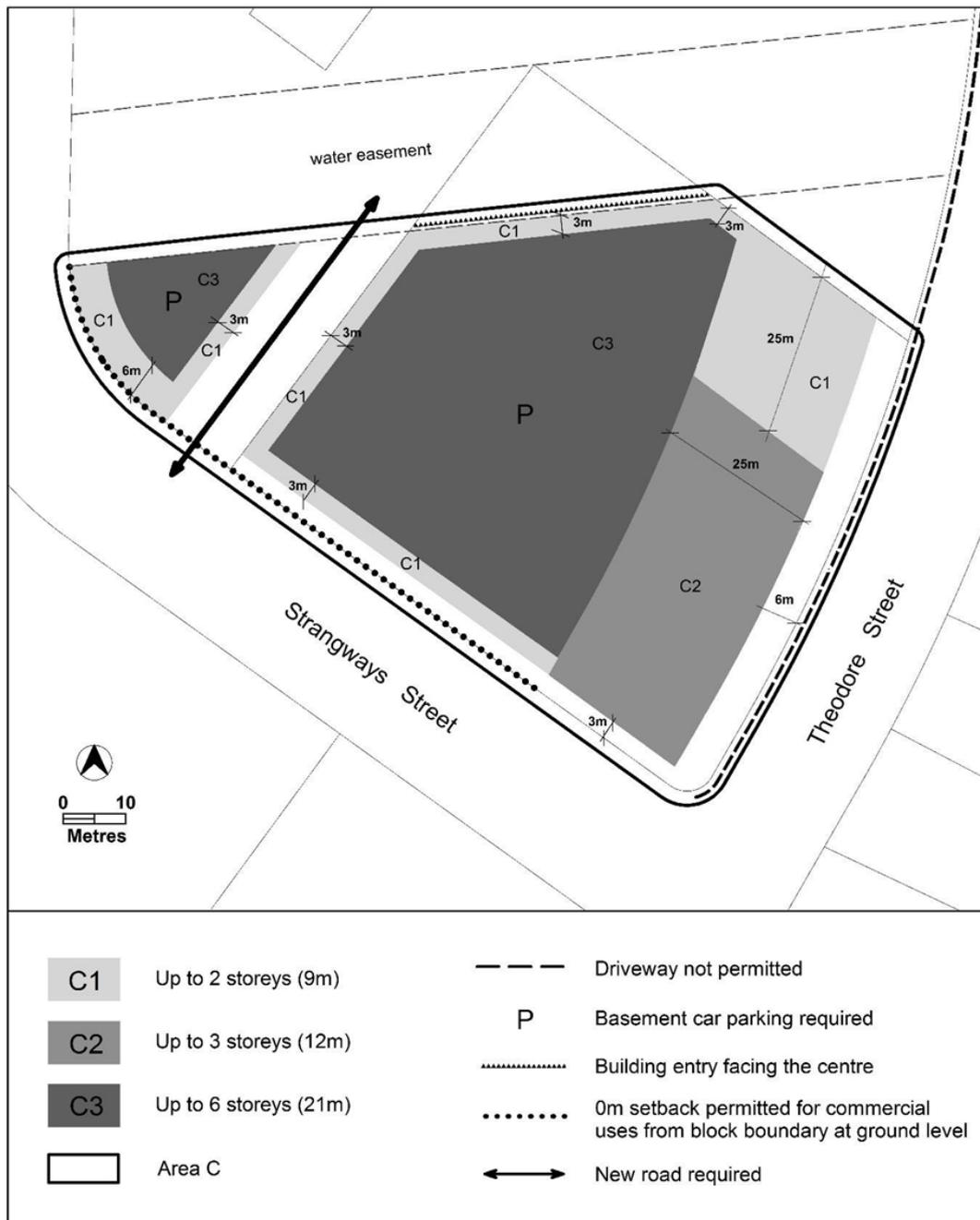


Figure 2 Curtin (Group Centre Provisions) – Height and car parking

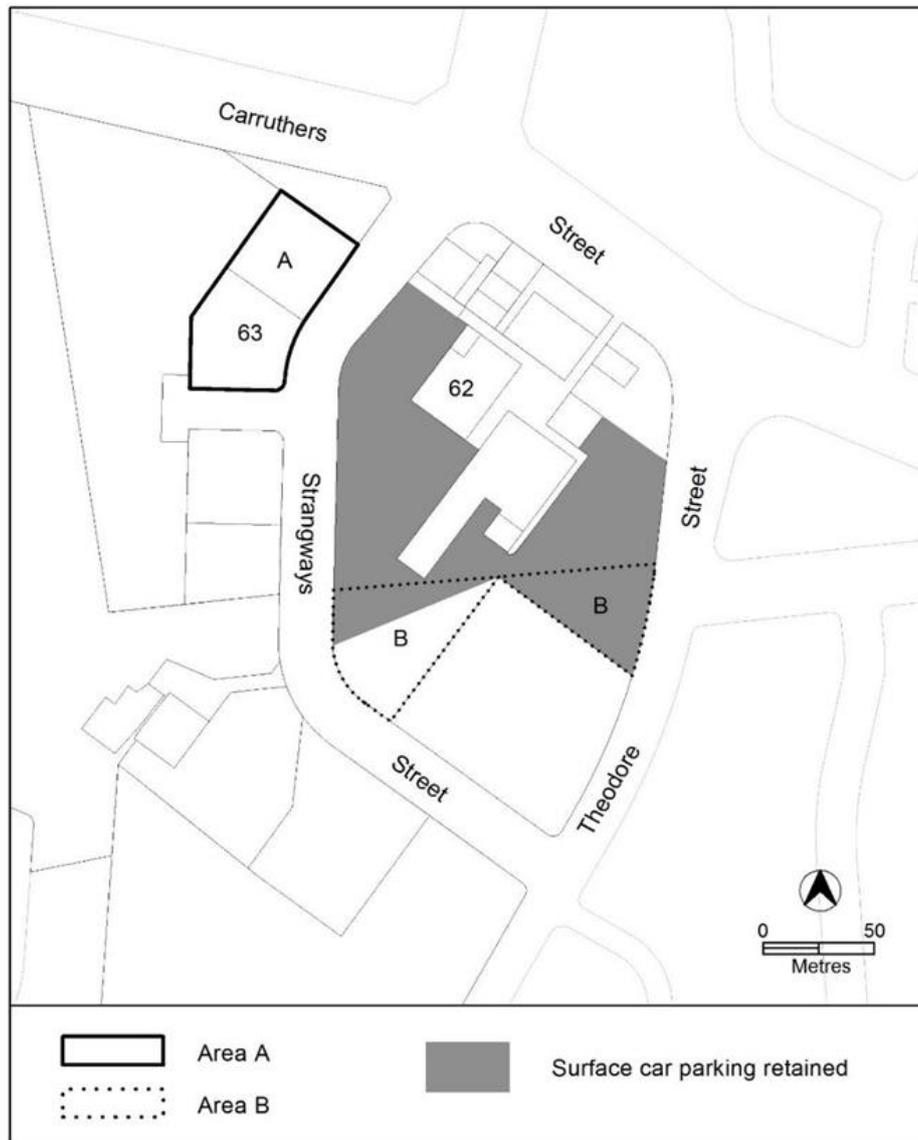


Figure 3 Curtin – Active Frontages and Pedestrian Routes

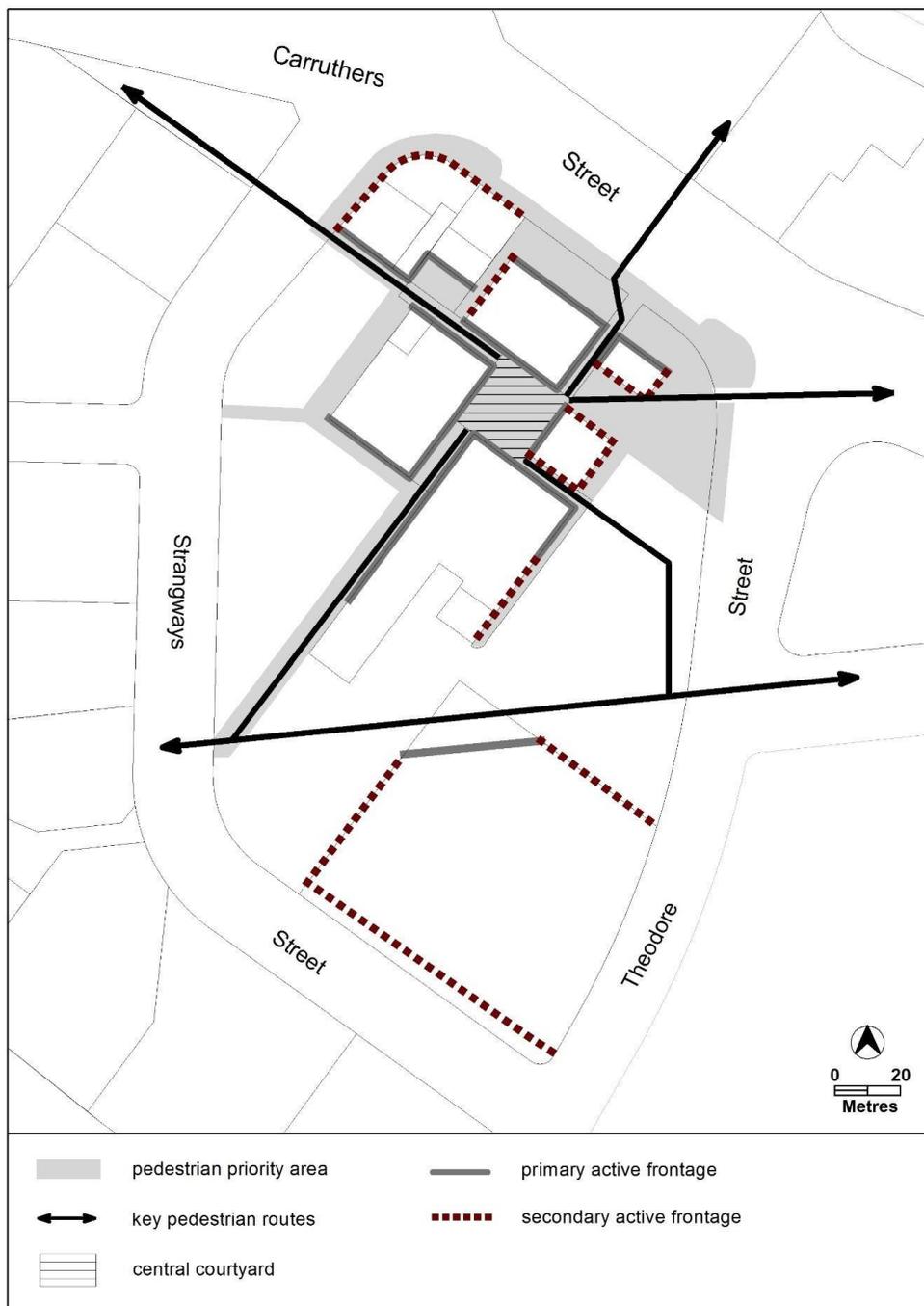


Figure 4 Curtin (Group Centre Provisions) – Height, setbacks and driveways

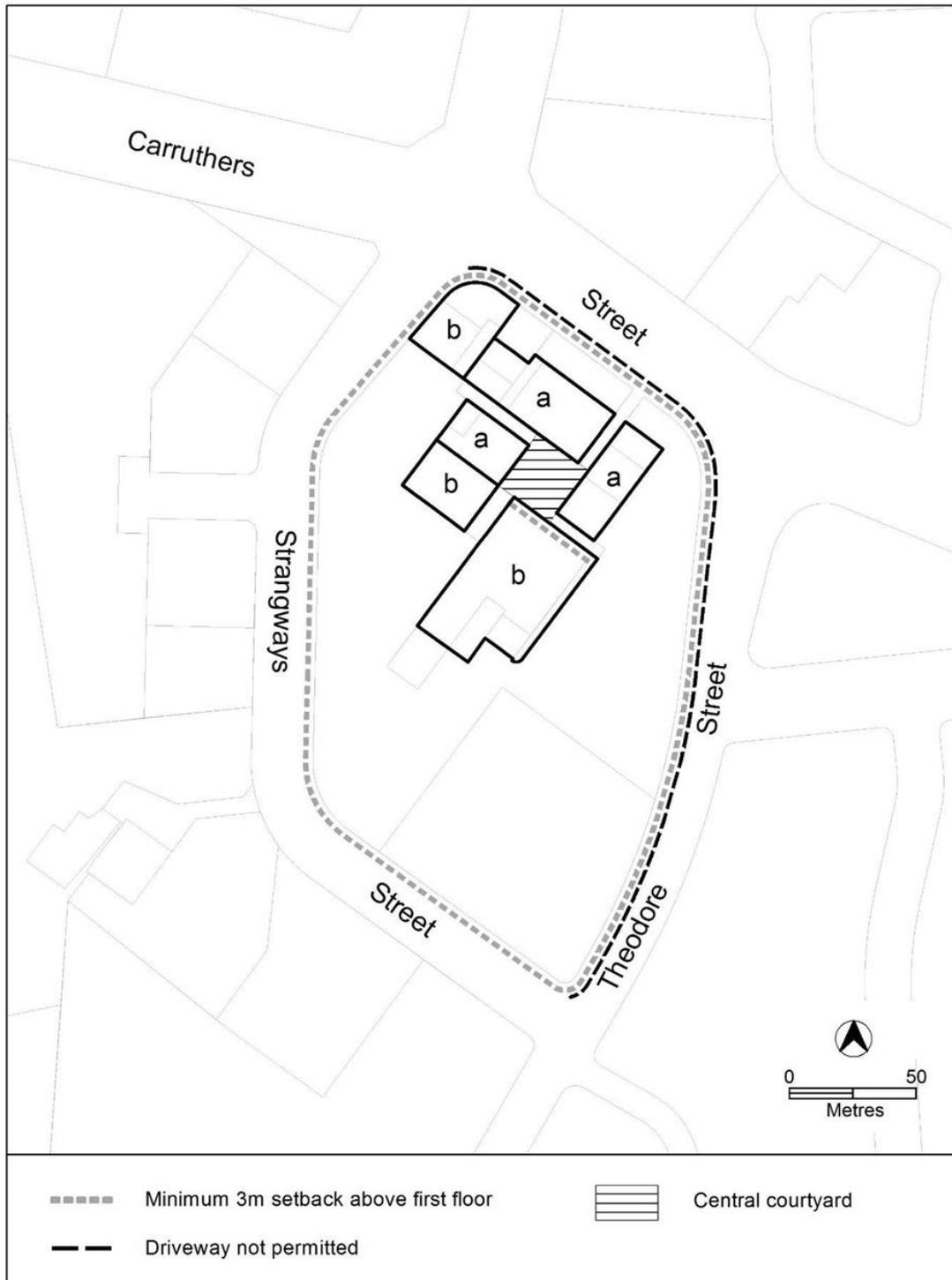
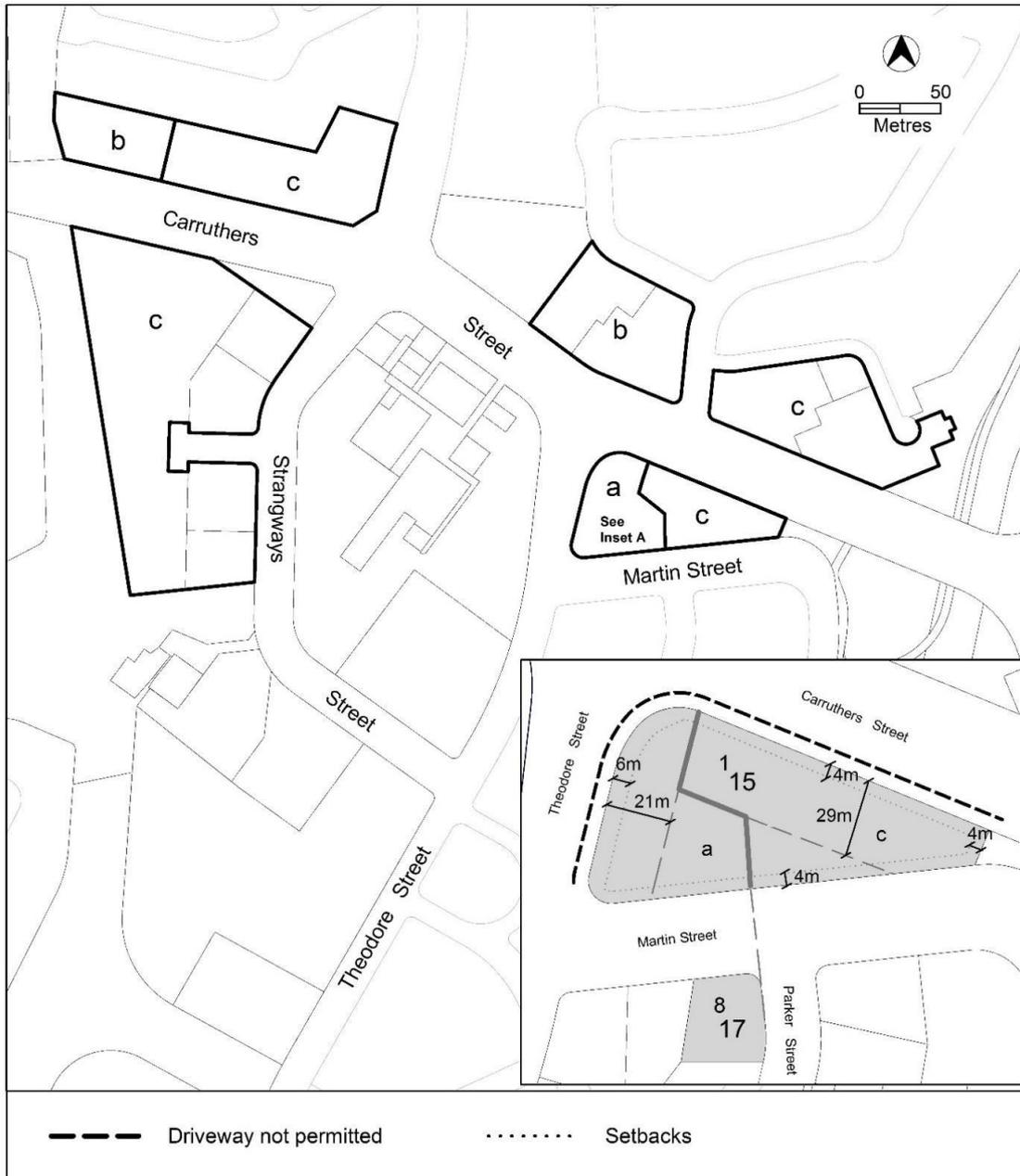
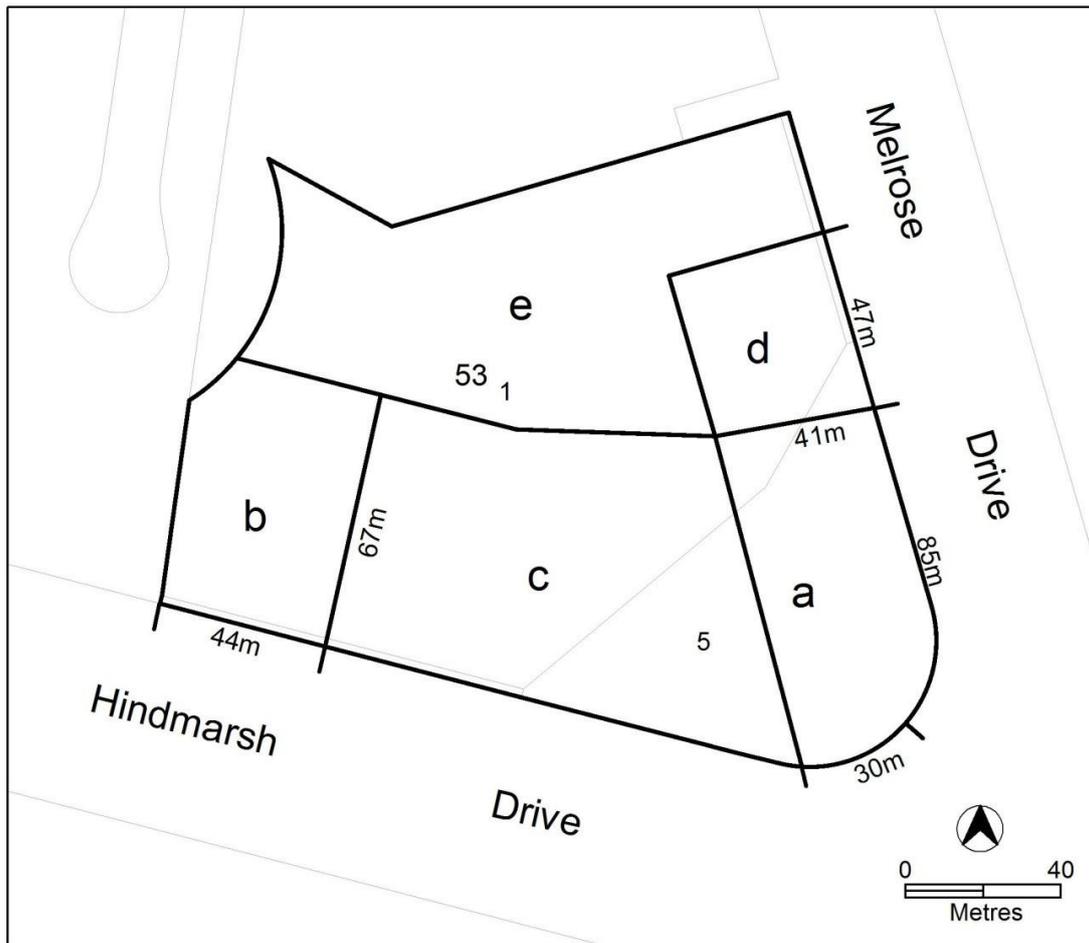


Figure 5 Curtin – Setbacks and Driveways



Control	Assessment requirement
Lyons	
Land use	12. 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.
Site use	13. Area C on Figure 6 to contain a minimum of two buildings. 14. Development on Block 9 Section 53 Lyons presents as distinct buildings separated by large areas of landscaped open space.
Building height	15. Maximum height of buildings indicated in Figure 6: a) Area 'a' and 'b' – 33m. b) Area 'c' and 'd' – 27m. c) Area 'e' – 14m. Roof top plant that is screened and setback 3 metres from the building façade of the floor immediately below are not included in building height.
Building design	16. The maximum building frontage lengths are as indicated on Figure 6.
Front boundary setback	17. Development on Block 9 Section 53 Lyons has a minimum 6m setback from Melrose and Hindmarsh Drive boundary.

Figure 6 Lyons – Building heights, building frontage and site use



Control	Assessment requirement
Garran	
Movement – Site access	<p>18. Development of a road intended to provide access to a retirement village complies with all of the following:</p> <ol style="list-style-type: none"> A public road is constructed to provide access to the retirement village at the Federal Golf Course. The road utilises the existing access to Garran section 10 block 75 of Kitchener Street or the intersection of the road access with Kitchener Street is at a location agreed to by TCCS, having regard to intersection safety and design considerations. The road is setback a minimum 50 metres from residential blocks. Development of the road does not diminish or inhibit recreational opportunities and maintenance of ecological values on the balance of the site.
Infrastructure Management	<p>19. The following is endorsed by Transport Canberra and City Services (TCCS):</p> <ol style="list-style-type: none"> A traffic and parking feasibility study is prepared for all development at Red Hill section 56 part of block 1 that intends to gain access via Kitchener Street. The design and construction of the public road. The design and construction of the upgrade to intersection of the road with Kitchener Street is consistent with TCCS standards and requirements. Any necessary upgrades to Kitchener Street to accommodate the traffic generated by the retirement village. Stormwater management plan in relation to the road and any associated stormwater runoff expected from development at Red Hill section 56 part of block 1. Restoration of and provision for recreational opportunities on the balance of the block as impacted by the road. Restoration of and provision for landscaping associated with ecological values links and corridors on the site as impacted by the road.
Mawson	
Land and site use	20. In accordance with Figure 7 , ground floor dwellings are not permitted to areas with primary active frontage.
Movement	21. In accordance with Figure 7 , development, including Blocks 3 & 8, Section 47, provides minimum 6m wide public pedestrian links accessible at all times.
Active frontage	22. In accordance with Figure 7 , Provide active frontages which incorporate clear glazing and uses that generate activity. Active frontages provide pedestrian protection through awnings or colonnades.
Building design	<p>23. In accordance with Figure 7, ground floor dwellings are commercially adaptable and have individual access.</p> <p>24. In accordance with Figure 7, development maximises the potential of a future light rail stop.</p>

Control	Assessment requirement
Building height	<p>25. Maximum height of buildings is:</p> <ul style="list-style-type: none"> a) Figure 8 – <ul style="list-style-type: none"> i) Area ‘a’ – 16m. ii) Area ‘b’ – 22m. iii) Area ‘c’ – 28m. iv) Area ‘d’ – 16m. b) Figure 9 – <ul style="list-style-type: none"> i) Area ‘a’ – 11m, except within 25m of Athllon Drive boundary where it is 21m. ii) Area ‘b’ – 22m, except within 35m of Athllon Drive boundary where it is 21m. iii) Area ‘c’ – 28m. iv) Area ‘d’ – 16m. <p>Roof top plant that are screened and setback 3 metres from the building façade of the floor immediately below are not included in building height.</p>
Front boundary setback	<p>26. In Area ‘b’ on Figure 9 the minimum front setback to Athllon Drive is 10m.</p> <p>27. In accordance with Figure 7, buildings 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 and outdoor dining.</p>
Car parking areas	<p>28. Development of public car parking areas on Sections 84 and 88, as indicated Figure 8 provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the group centre as endorsed by the Territory.</p>

Figure 7 Mawson (Group Centre) – active frontage, pedestrian routes, mid-block links

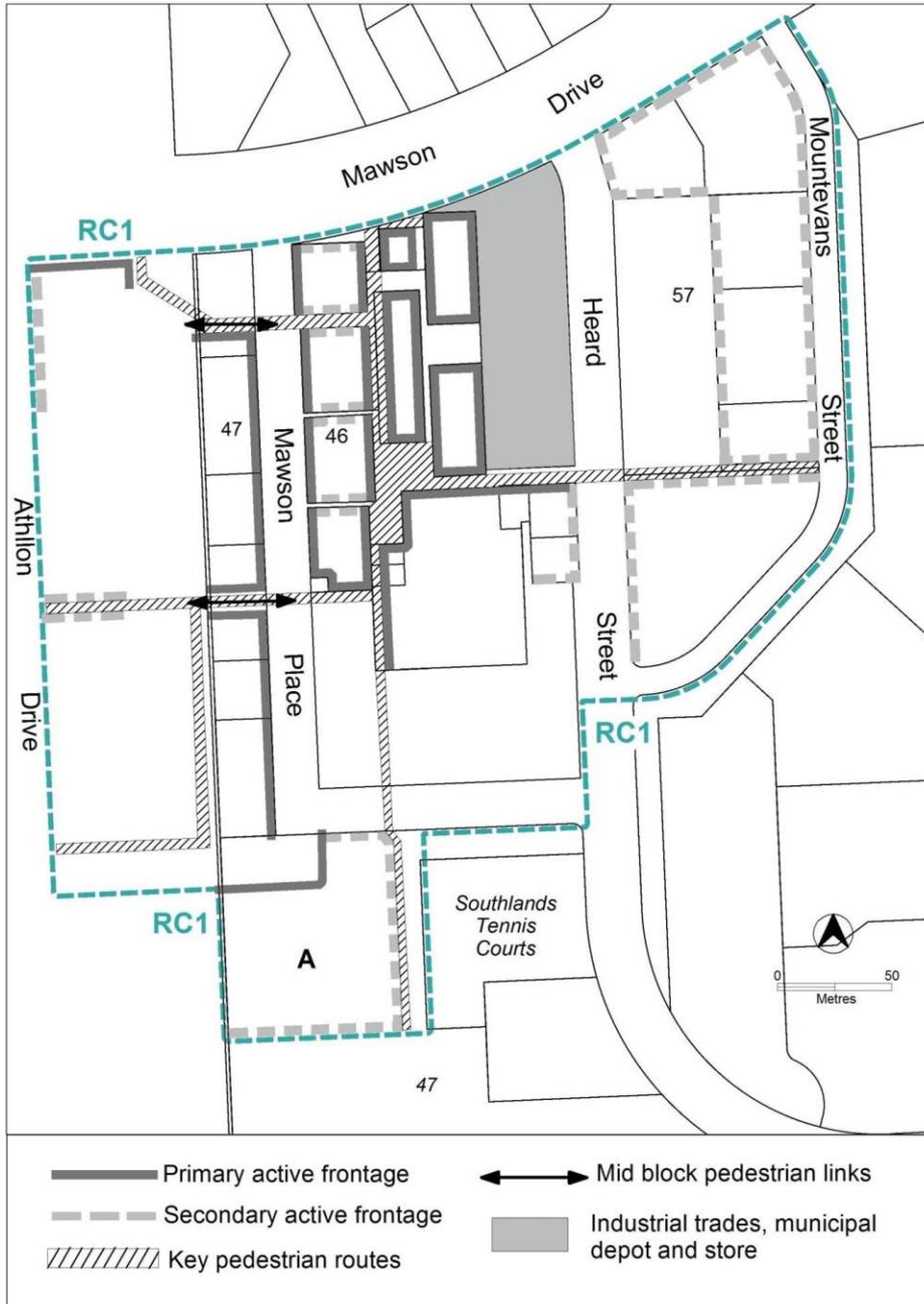


Figure 8 Mawson (Group Centre) – Building heights and car parks

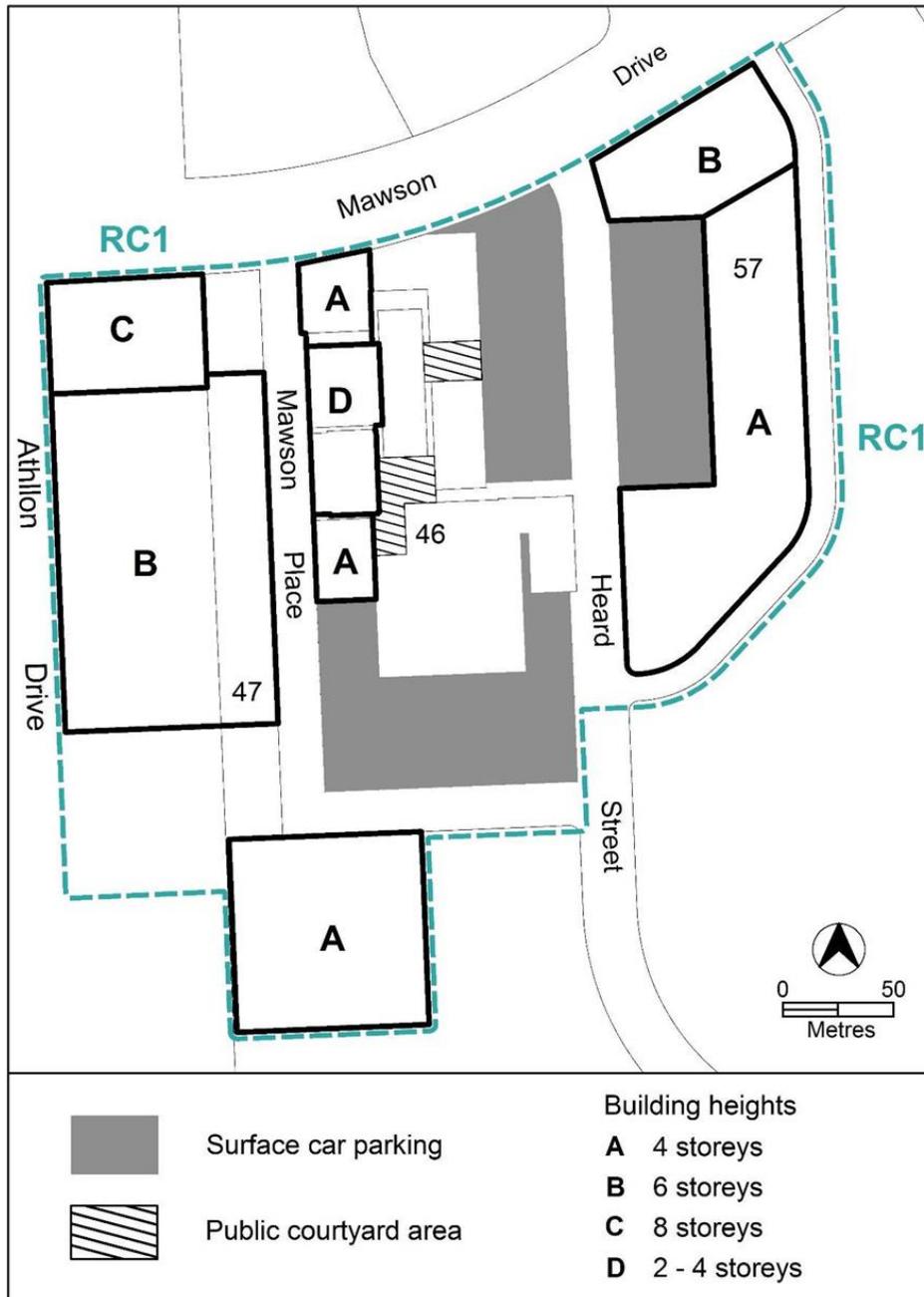
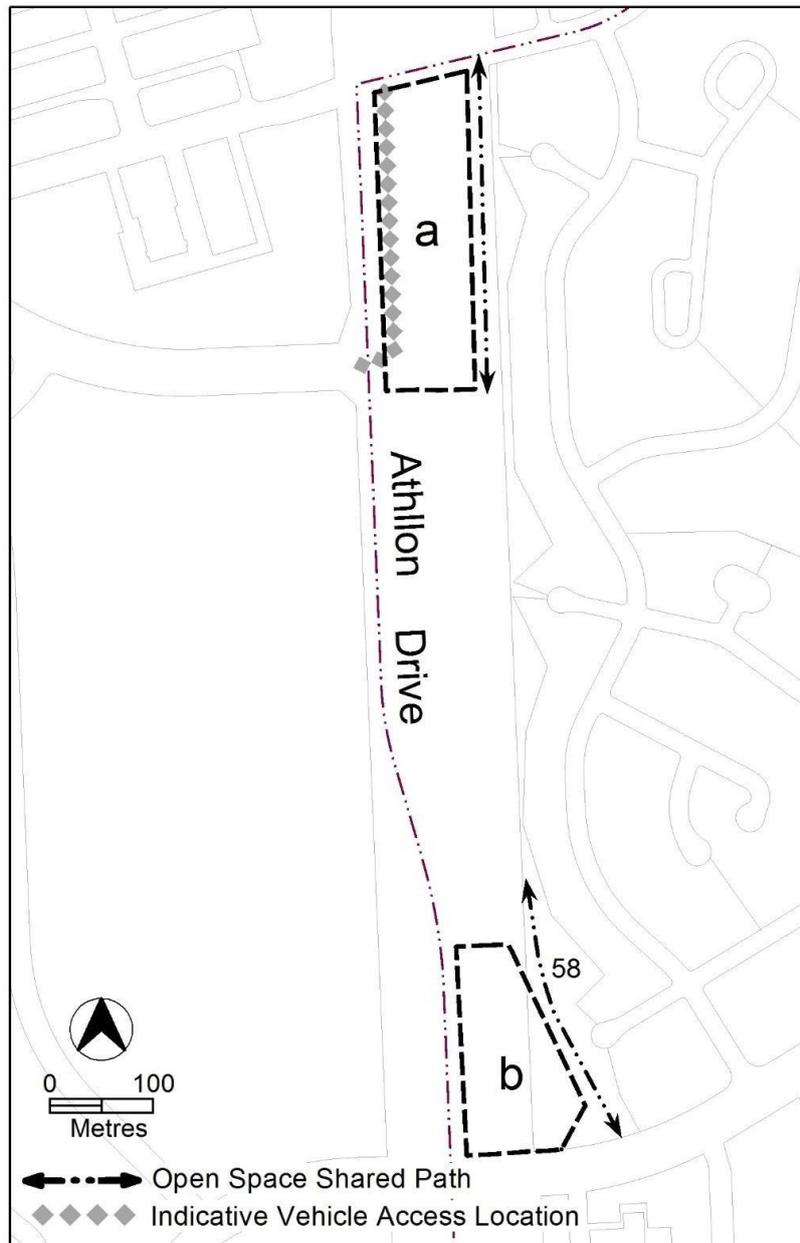


Figure 9 Mawson (Athllon Drive) – Shared path and site access



Control	Assessment requirement
O'Malley	
Building design	29. Development of a chancellery or diplomatic residence, complies with provisions of the Residential Zones Policy.
Phillip	
Urban structure	<p>30. In the RC1 area in Figure 10, development is consistent with the following, where relevant:</p> <ol style="list-style-type: none"> Improve the provision of recreation, sport, and cultural facilities in the centre. Provide clear and safe pedestrian connections between residential developments fronting Melrose Drive and Eddison Park. Provide a safe and vibrant night-time economy. Promote social inclusion through providing accessible commercial and community facilities. Provide a street network designed for low vehicle speeds and easy pedestrian access. Provide for a range of employment within the town centre. <p>31. A public road and 20m wide public landscaped area are provided in accordance with Figure 11.</p> <p>32. Development in Area 'c' on Figure 12 incorporates the indicative access road and shared path.</p> <p>33. In areas shown in Figure 12, residential development is not permitted within the 1 in 100-year flood level of Yarralumla Creek.</p> <p>34. On part block 4 section 79, development complies with the following:</p> <ol style="list-style-type: none"> Appropriately responds to Yarralumla and Long Gully Creeks in regard to: <ol style="list-style-type: none"> Flood risk. Role of the riparian corridor. Provide an infrastructure corridor for existing and future utility services including an existing trunk sewer and major gas main. Demonstrated adequate space for active travel routes and open spaces for the use and enjoyment of the local community and commuters. Improve the landscape quality and setting on Yarralumla and Long Gully Creeks. <p>35. On part block 4 section 79, a community and social needs assessment report is to be prepared to determine and prescribe the future needs within the development. Provision is required to be made within the development to accommodate the identified community uses to the satisfaction of the relevant authority.</p>

Control	Assessment requirement
Land and site use	<p>36. Ground level dwellings are not permitted in areas 'a', 'b' & 'e' of Figure 10.</p> <p>37. Area 'A' on Figure 13 provides all the following:</p> <ol style="list-style-type: none"> a) An ice-skating rink suitable for national competitions, unless otherwise agreed by the ACT Government. b) 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 a minimum: <ol style="list-style-type: none"> i) 25m x 20m 8-lane swimming pool – water depth of 1.35m to 2.0m. ii) Warm water program pool – minimum dimensions of 20m x 10m. iii) Toddlers/leisure pool, learn to swim pool and/or water play splash pad – minimum size 500m². iv) A transition from within the centre to the outdoors (including to external gardens, decks and outdoor eating areas to support indoor/outdoor activities. v) Associated amenities to support the operation of the pool facilities. c) The design and inclusions for the indoor pool must be approved by the ACT Government. <p>38. An additional 3m in height may be allowed for the building containing the pool facility to accommodate the increased floor to ceiling height required on the ground floor.</p> <p>39. NON RETAIL COMMERCIAL USE is only permitted in sections 23 and 104 Phillip where it is demonstrated to be compatible with the operation of a day and night sporting oval.</p>
Movement	<p>40. Shared access for pedestrians and cyclists shall be provided across Yarralumla Creek, connecting Irving Street with Section 79 and the general public footpath network to the satisfaction of TCCS.</p>
Setback	<p>41. In the RC1 area in Figure 10, 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> <p>42. In areas shown in Figure 12, the minimum front setback to the boundary to Athllon Drive is 4m.</p>

Control	Assessment requirement
Height of building	<p>43. Maximum height of buildings indicated in Figure 10:</p> <ul style="list-style-type: none"> a) Area 'a' – 78m (approx. 24 storeys). b) Area 'b' – 53m (approx. 16 storeys). c) Area 'c' – 41m (approx. 12 storeys) – see also part Block 4 Section 79 Phillip provisions. d) Area 'c1' – 12 storeys. e) Area 'd' – 22m (approx. 6 storeys). f) Area 'e' and 'f' – 16m (approx. 4 storeys). g) 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. h) 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>Note: for areas 'a', 'b', 'c', c1 and 'd' roof top plant that are screened and setback 3 metres from the building façade of the floor immediately below are not included in the number of storeys or the height of building in metres.</p> <p>44. The maximum height to area 'c' in Figure 12 is 11m except within 52m of Yarralumla Creek, where the maximum height is 21m.</p> <p>45. 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.</p> <p>46. In the RC1 area in Figure 10, 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> <p>47. On part block 4 section 79, building heights comply with the following:</p> <ul style="list-style-type: none"> a) Only one tower element of 16 storeys is permitted where it complies with the following: <ul style="list-style-type: none"> i) Located in the northern part of the site. ii) Designed to minimise its visual bulk and scale as viewed when approaching the site along Yamba Drive. b) On part block 4 section 79, building heights to the south-east of the site are compatible with the adjacent health and fitness centre.
Building design	<p>48. Development on section 80 is sensitive to Callam Offices in terms of height, scale, and heritage significance.</p> <p>49. Development on part block 4 section 79 provides a gradual transition in density and scale, from a lower density and building height to the south-east of the site to the tower element to the north of the site.</p>
Solar access	<p>50. In the RC1 area in Figure 10, development proposals demonstrate no additional overshadowing to Woden Town Square between 10am and 2pm on 21 June.</p>
Car parking areas	<p>51. Development of public car parking areas identified in Figure 13 provides for car parking that is generated by the development and makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory.</p>

Figure 10 Phillip (Town Centre) – Building Heights, land and site use and building design

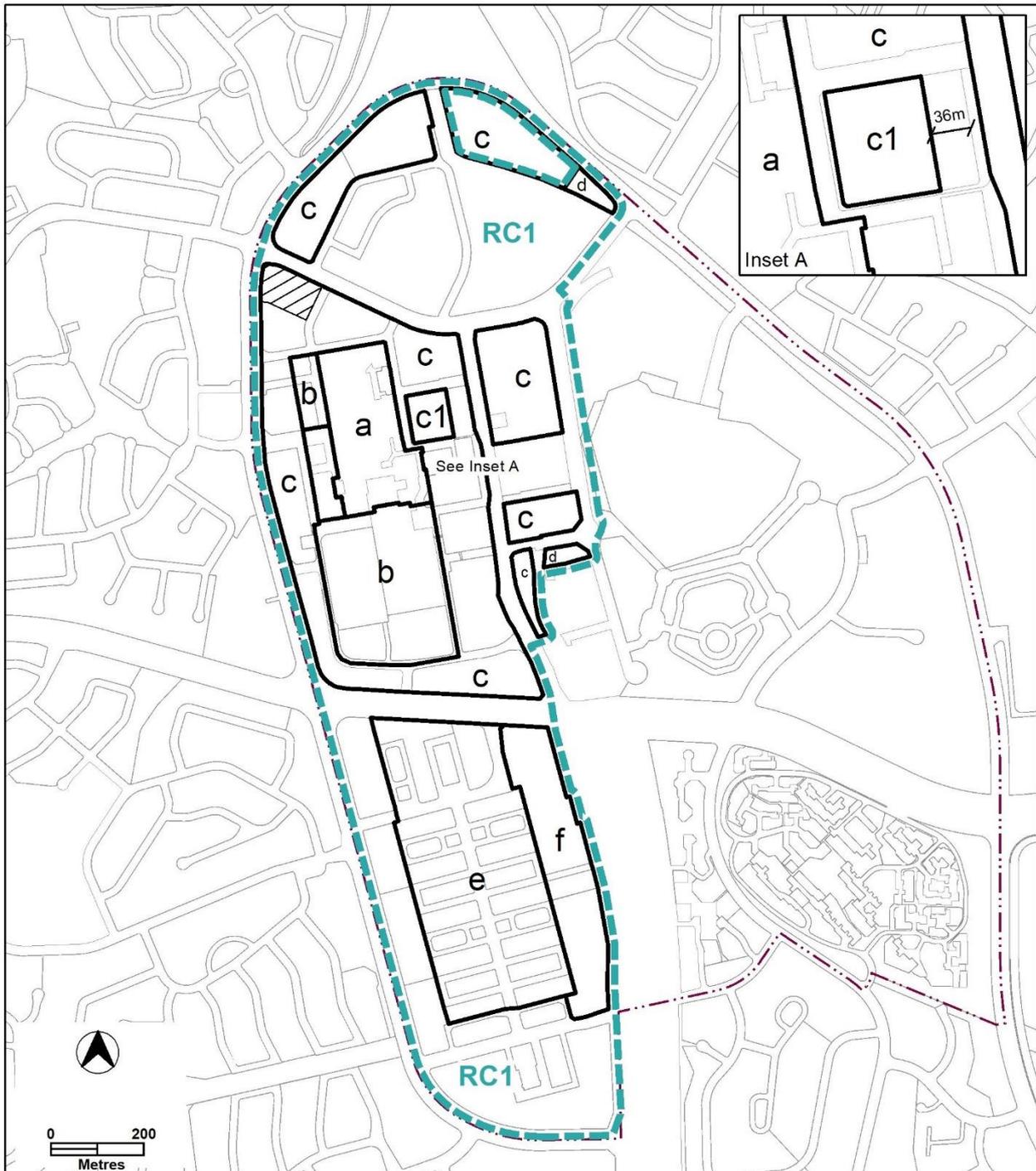


Figure 11 Phillip – Public space and roads

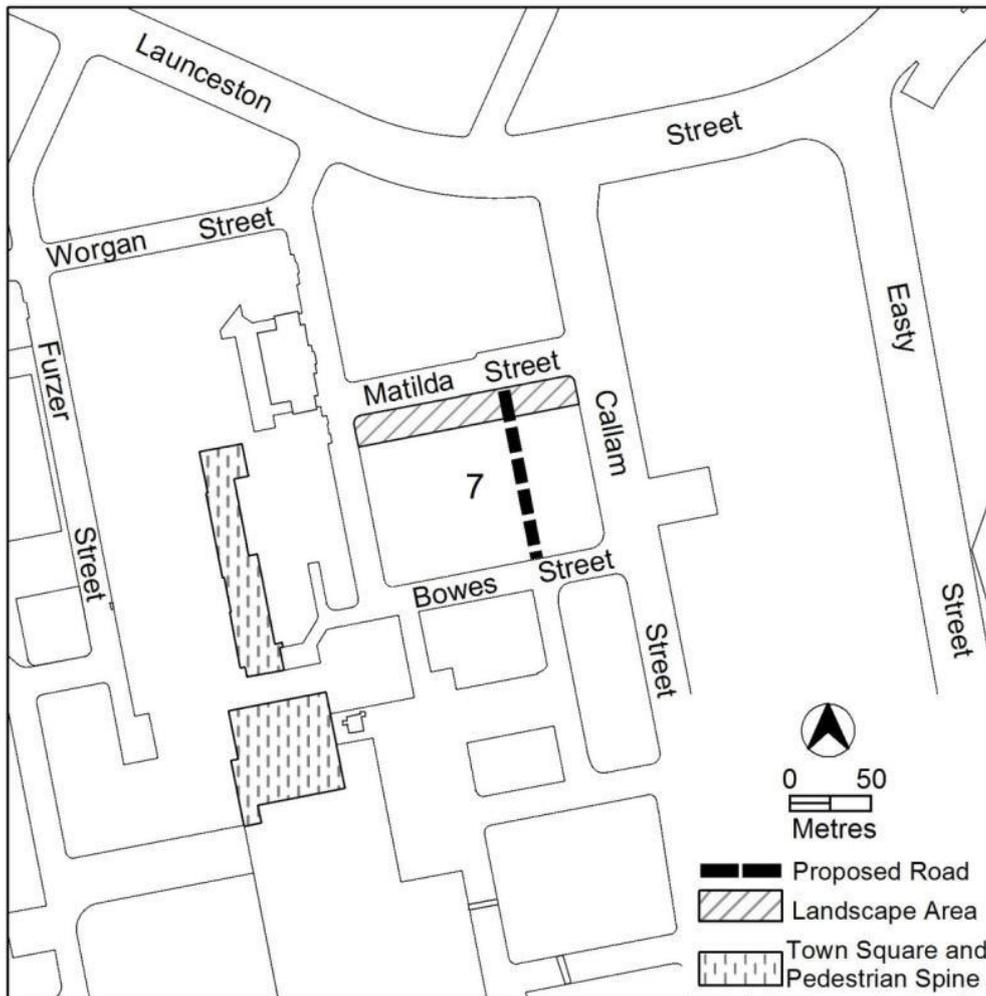


Figure 12 Phillip (Athllon Drive)

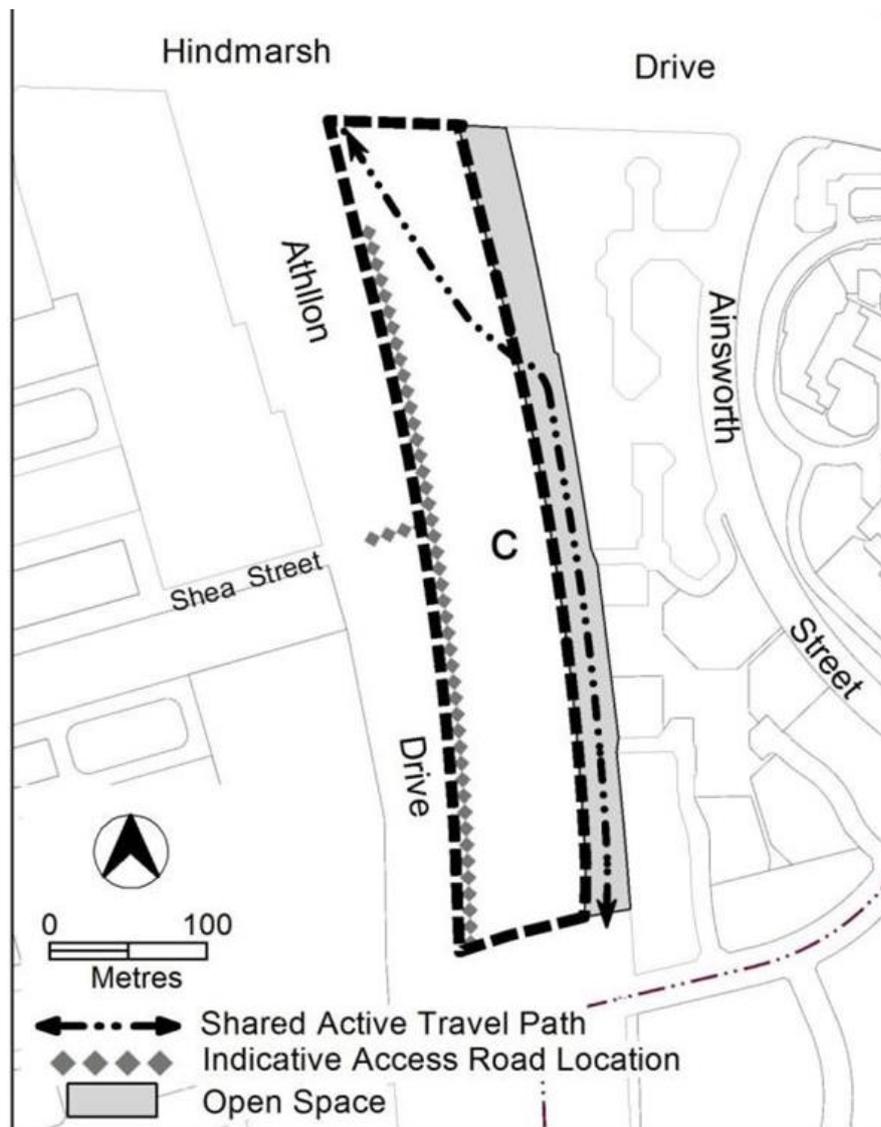
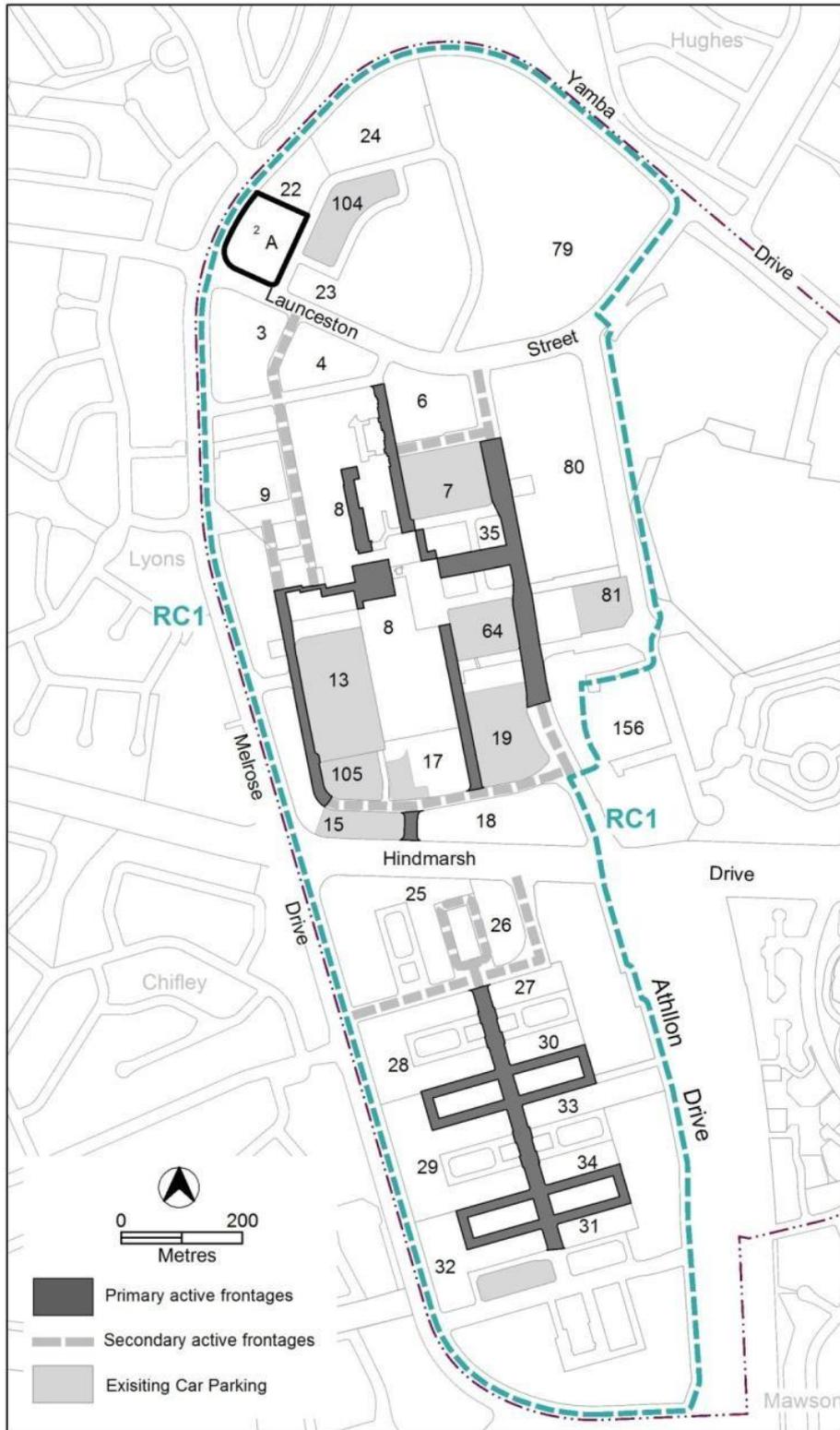


Figure 13 Phillip – Active Frontages and Parking



Figures – Assessable and Prohibited Development

Figure 14 O'Malley

Link back to [Land Use Table](#)



Figure 15 Phillip

Link back to [Land Use Table](#)

