



Part D

District Policies

D6 – Weston Creek
District Policy

Table of Contents

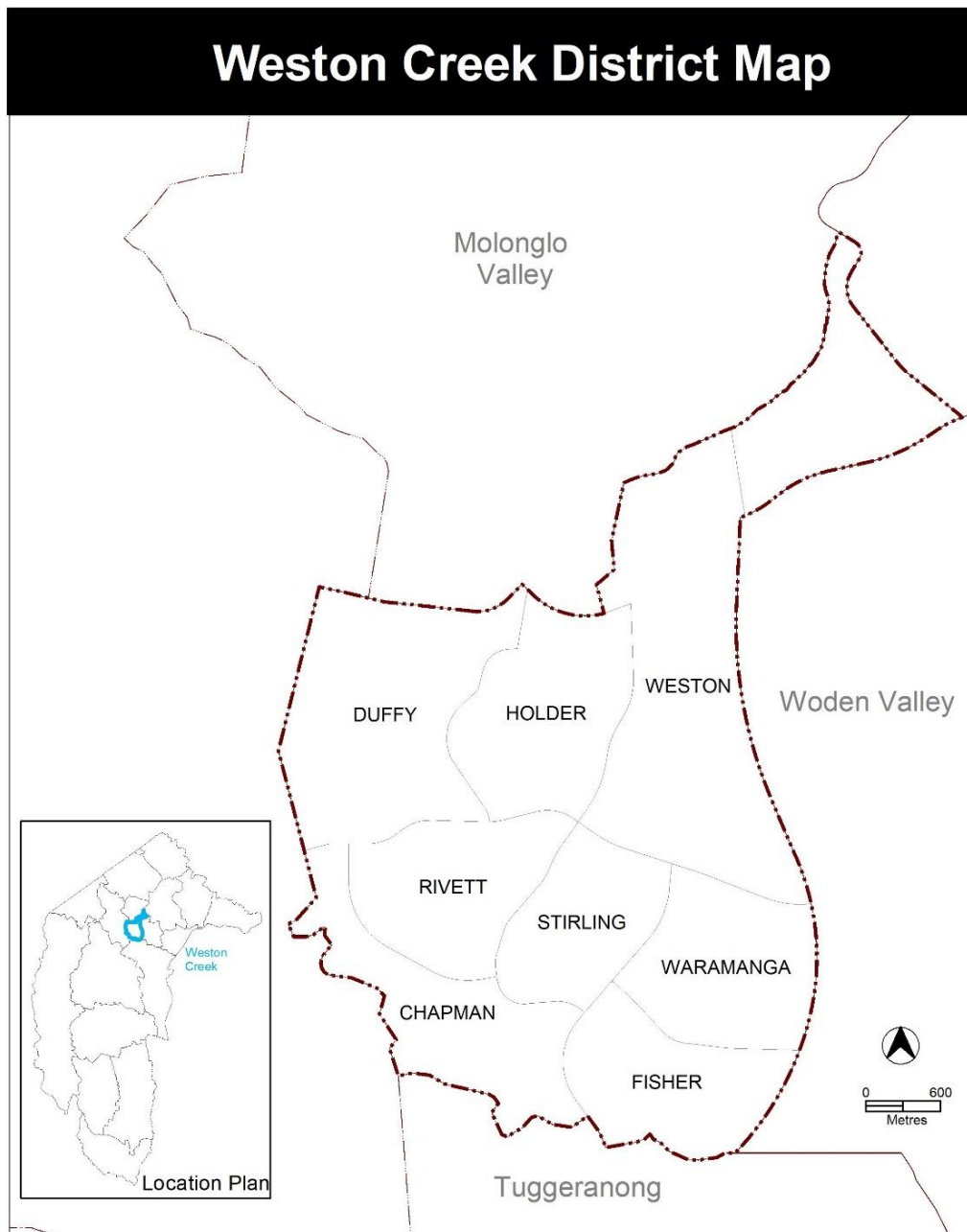
District Map	1
Land Use Table	2
Policy Outcomes	4
Assessment Outcomes	4
Area specific assessment outcomes	5
Weston	5
Assessment Requirements	6
Duffy	6
Urban structure	6
Subdivision.....	6
Land and site use	6
Number of dwellings	6
Movement	6
Fencing.....	6
Building design.....	6
Building height.....	6
Plot ratio	7
Setback	7
Planting area.....	7
Tree planting.....	7
Garage and Carport	7
Holder	7
Land and site use	7
Weston	7
Urban structure	7

Natural systems	7
Land and site use	7
Demonstration housing	8
Movement	8
Building design.....	8
Height of building	8
Plot ratio	9
Setback	9
Active frontage	9
Car parking areas	9
Environmental management – Land and construction	9
Figure 1 Weston Group Centre – Height of Buildings and Plot Ratio.....	10
Figure 2 Weston Group Centre – Active Frontages and Pedestrian Routes	11
Figure 3 Weston – Height of Buildings	12
Figure 4 Weston – Development Provisions (Car parks)	13
Figure 5 Weston – Active Frontages.....	14
Figures – Assessable and Prohibited Development	15
Figure 6 Weston.....	15

District Map

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

Maps detailing specific assessment outcomes and requirements are 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
Chapman	CFZ	Nil	retirement village; supportive housing	Blocks 3-4 Section 12
Duffy	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Blocks 2, 4 Section 55 Part Block 3 Section 56 Block 2 Section 57 Block 2 Section 58
Duffy	NUZ3	emergency services facility	Nil	Block 2 Section 58
Duffy	CFZ	Nil	retirement village; supportive housing	Block 2 Section 23
Fisher	RZ2	Community use	Nil	Block 6 Section 13
Holder	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Block 3 Section 48
Holder	CFZ	Nil	retirement village; supportive housing	Blocks 24-25 Section 45
Holder	PRZ2	Municipal Depot	Nil	Blocks 17 and 18, Section 45
Rivett	CFZ	Nil	retirement village; supportive housing	Block 22-24 Section 28
Stirling	CFZ	Nil	retirement village; supportive housing	Block 2 Section 24

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Waramanga	CFZ	Nil	retirement village; supportive housing	Block 1 Section 39 Block 1 Section 45
Weston	CZ1	industrial trades, municipal depot, storage facility	Nil	Sections 64, 84, 88 Figure 6
Weston	CFZ	Nil	retirement village; supportive housing	Block 2 Section 75
Weston	RZ1	multi-unit housing		Block 2 Section 50
Weston Creek District	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	Rural Blocks 1194, 1216, 1219

Policy Outcomes

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

The desired policy outcomes to be achieved for Weston Creek District include:

1. Protect and enhance grassland, woodland and aquatic–riparian along the Molonglo River Corridor north and confluence of Yarralumla Creek.
2. Protect and enhance riparian corridors and associated catchments along the Molonglo River Corridor, Weston Creek and Yarralumla Creek and promote the application of water sensitive urban design.
3. Grow small business enterprise and employment opportunities in Weston group centre to enhance and diversify its key economic role for the district.
4. Enhance public transport priority connections to the City Centre and to Woden and Molonglo Valley in future.
5. Develop more diverse housing in and around the Weston group centre, integrated with rapid public transit corridors.
6. Consider the role and function of existing group and local centres which may include, in particular, Fisher local centre. Depending on the results of this consideration and whether further action is required, investigate planning and non-planning initiatives to support the centre’s viability and role as a meeting place.
7. Strengthen the cross-district network of community facilities with consideration of demand and existing provision across Weston Creek, Woden and Molonglo Valley districts.

Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the Weston Creek 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
Weston	<ol style="list-style-type: none">1. Development in North Weston is to accommodate a mix of residential, community facilities and small scale/commercial uses.2. Residential densities and heights in North Weston are to increase generally near public transport routes, centre and areas of high amenity.

Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Weston Creek 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 the Weston Creek District must meet the following requirements. Localities that are not listed do not have assessment requirements.

Control	Assessment requirement
Duffy	
Urban structure	1. Within 5km of Mount Stromlo, development or installations which may adversely affect the operation of the Mount Stromlo Observatory or the associated seismological vault at Mount Stromlo, through night-time illumination or significant vibration, shall be referred to the Australian National University for comment, unless a Statement of Compliance is provided.
Subdivision	2. On blocks within sections 56, 63, 64 and 65 are not subdivided or consolidated.
Land and site use	3. Development on block 2 section 58 complies with all of the following: <ol style="list-style-type: none"> A maximum of 50% of this site is to be used for the development of an emergency services facility. Remainder of the site that is not developed as an emergency services facility must be retained as open space to provide a green (vegetated and landscaped) buffer between the facility and the suburbs of Duffy, Holder and Wright. 4. On non-urban zoned land, where the use is permitted: <ol style="list-style-type: none"> Agriculture is limited to livestock grazing. Tourist facility buildings are low rise and integrated with the landscape.
Number of dwellings	5. Development on blocks within sections 56, 63, 64 and 65 complies with all of the following: <ol style="list-style-type: none"> Maximum of 40 dwellings total across the abovementioned sections. No more than one detached dwelling per block.
Movement	6. On blocks within section 56, 63, 64 and 65 the Centenary Trail continues to provide continuous path access through and or around the site which is suitable for pedestrians and bicycles and is of a similar material, standard and size to the existing path.
Fencing	7. On blocks within section 56, 63, 64 and 65 front fences are low and transparent (e.g. wire) consistent with a rural character.
Building design	8. On blocks within section 56, 63, 64 and 65 the design of buildings: <ol style="list-style-type: none"> Reflect a rural character with light coloured walls and roofs to compliment the open space landscape character of the area, have elements such as verandahs, roofs are pitched metal and large building forms are avoided. Driveways are to be gravel. Any structures, plant and equipment situated on or visible above the roofline does not significantly impact on the amenity of the streetscape.
Building height	9. On blocks within section 56, 63, 64 and 65 the maximum height of building is one storey. 10. On block 2 section 58 the maximum height of building, including rooftop plant and equipment, is 10.5m,

Control	Assessment requirement
Plot ratio	11. On blocks within section 56, 63, 64 and 65 the Maximum plot ratio of all development on a block is determined by the formula: $P = (140 / B + 0.15) 100$, where P is the maximum permissible plot ratio expressed as a percentage and B is the block area in square metres.
Setback	12. On blocks within section 56, 63, 64 and 65 the minimum side setback is 3m. 13. On block 2 section 58 the setback to the Cotter Road is a minimum of 20m (though may be adjusted following future road works investigations) from the road edge to allow future duplication and enable adequate sightlines for pedestrians, bicycles and vehicles at intersections and vehicular access points to the site, especially where there are crossing points with the Centenary Trail and near corners.
Planting area	14. On blocks within sections 56, 63, 64 and 65 planting is limited to 20% of the block area with remainder maintained as mown lawn or similar low fire hazard element.
Tree planting	15. On block 2 section 58 remnant trees are retained on the block where possible.
Garage and Carport	16. On blocks within sections 56, 63, 64 and 65 garages are sited behind the building line.
Holder	
Land and site use	17. On non-urban zoned land, where the use is permitted: <ul style="list-style-type: none"> a) Agriculture is limited to livestock grazing. b) Tourist facility buildings are low rise and integrated with the landscape.
Weston	
Urban structure	18. Development on Section 84 identified as area 'B' on Figure 1 includes a 24m wide road reserve for Whitney Place to the north. Access is retained to Whitney Place for on-street parking, basement access and delivery vehicles. 19. Development on Section 88 identified as area C on Figure 1 retains pedestrian access to the north side of Mahoney Court with a minimum width of 5m. 20. Access is retained to Mahoney Court for service and delivery vehicles. 21. Permanently open, public pedestrian laneways as indicated on Figure 2 are retained or constructed as part of any new development. 22. Development within areas shown in Figure 1 provides a permanently open publicly accessible pedestrian link from the Hindmarsh Drive underpass to Parkinson Street. 23. Public vehicle access to the east side of the section connecting Liardet Street and Mahony Court is established and maintained. 24. Residential development facing Cotter Road is to have continuous service streets with street trees and address frontage.
Natural systems	25. Edge roads with address frontage and street trees are provided adjacent to areas of open space including Weston Creek Pond, the River Corridor and areas currently exposed to views from the Tuggeranong Parkway.
Land and site use	26. Development of a Community Activity Centre on area 'D' of section 75 in Figure 3 is limited to public health, welfare or information services. 27. Dwellings are not permitted on the ground floor within the area surrounded by the dashed line in Figure 4 except in area 'a' (Block 2 Section 62 Weston).

Control	Assessment requirement
Demonstration housing	<p>28. On Block 2 Section 50 multi-unit housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following:</p> <ul style="list-style-type: none"> a) Maximum 3 dwellings. b) Subdivision under the Unit Titles Act 2001 to provide separate title to each dwelling is permitted.
Movement	<p>29. Development on Section 84 identified as area 'B' on Figure 1 includes a 24m wide road reserve for Whitney Place to the north. Access is retained to Whitney Place for on-street parking, basement access and delivery vehicles.</p> <p>30. Development on Section 88 identified as area C on Figure 1 retains pedestrian access to the north side of Mahoney Court with a minimum width of 5m.</p>
Building design	<p>31. Within areas shown in Figure 1, development complies with all of the following:</p> <ul style="list-style-type: none"> a) Residential development provides opportunities for passive surveillance of public spaces. b) Internal arcades are a minimum of 3m wide and uncovered external laneways are minimum 6m wide. These are to have a minimum of 50% glazing to walls and provide access to commercial tenancies.
Height of building	<p>32. Maximum height of buildings indicated in Figure 1 is 13m (approx. 3 storeys), except for:</p> <ul style="list-style-type: none"> a) Area 'A' – 16m (approx. 4 storeys). b) Area 'B' – 19m (approx. 5 storeys). c) Area 'C' – 22m (approx. 6 storeys). d) Area 'D' – 16m (approx. 4 storeys). e) Area 'E' – 22m (approx. 6 storeys). <p>33. Maximum height of buildings is 9m (2 storeys) for area A, area B, area C and area D shown in Figure 3. Provided the development does not restrict reasonable solar access to the main daytime living area and/or associated area of principal private open space of dwellings on surrounding blocks, the maximum height of buildings may be increased to:</p> <ul style="list-style-type: none"> a) Area 'A' – 15m (4 storeys). b) Area 'B' – 19m (5 storeys). c) Area 'C' – 22m (6 storeys). <p>34. Within areas shown in Figure 1, building height excludes all of the following:</p> <ul style="list-style-type: none"> a) Roof top plant. b) Lift overruns. c) Antennas. d) Photovoltaic panels. e) Air conditioning units. f) Chimneys, flues and vents. <p>Excluded items are setback from the building facade of the floor immediately below a minimum distance of 3m. Plant room screening and other non gross floor area rooftop architectural features are not included in building height.</p> <p>35. Medium density housing between Unwin Street and Heysen Street is to be a maximum of 3 storeys and be provided adjacent to open space.</p> <p>36. Residential development adjacent to Heysen Street and Orana School is to be a maximum height of buildings of 2 storeys.</p>

Control	Assessment requirement
	<p>37. Mixed use development incorporating commercial and residential uses are to be accommodated on the site in section 121 zoned CZ5 in a building that meets the following:</p> <ul style="list-style-type: none"> a) Minimum height of buildings is 2 storeys and maximum height of buildings is 4 storeys; and b) Ground floor accommodation suitable for shops, café/restaurant, small offices.
Plot ratio	38. Plot ratio does not apply to development within areas shown in Figure 1 .
Setback	39. The minimum side and rear setbacks for development on area 'D' of Section 75, as shown on Figure 3 is 10m with a minimum 3m wide landscaped area for the full length of each setback.
Active frontage	<p>40. Within areas shown in Figure 1, the ground floor level of buildings is adaptable for commercial uses.</p> <p>41. Active frontages are provided as indicated on Figure 2 and Figure 5 and buildings accommodate ground floor uses that generate activity in the public space, such as retail, restaurants or community uses. Weather protection is provided along active frontages by awnings or similar.</p> <p>42. Within areas shown in Figure 1, development provides opportunities for activity and passive surveillance into pedestrian laneways.</p> <p>43. For buildings located along secondary active frontage areas identified in Figure 2 adjoining public open space development provides opportunities for passive surveillance of the public open space area from the building or open space area, and access to and/or from the public open space.</p>
Car parking areas	44. Development of public car parking areas on Sections 84 and 88, as indicated Figure 4 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.
Environmental management – Land and construction	45. Development applications for the hatched area on Figure 4 and for area 'D' of Figure 3 must be accompanied by a site-specific Unexpected Finds Protocol prepared by a suitably qualified environmental consultant.

Figure 1 Weston Group Centre – Height of Buildings and Plot Ratio

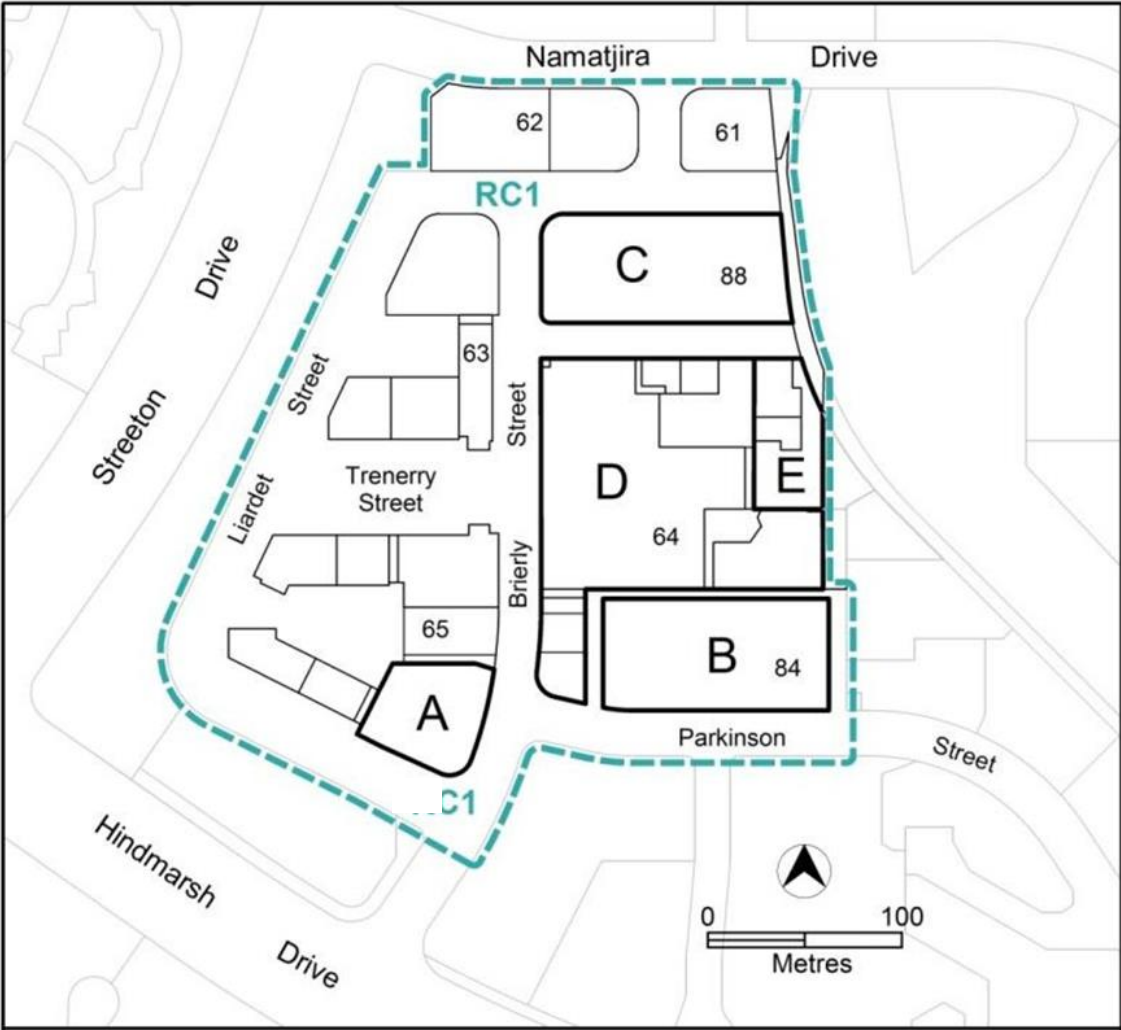


Figure 2 Weston Group Centre – Active Frontages and Pedestrian Routes

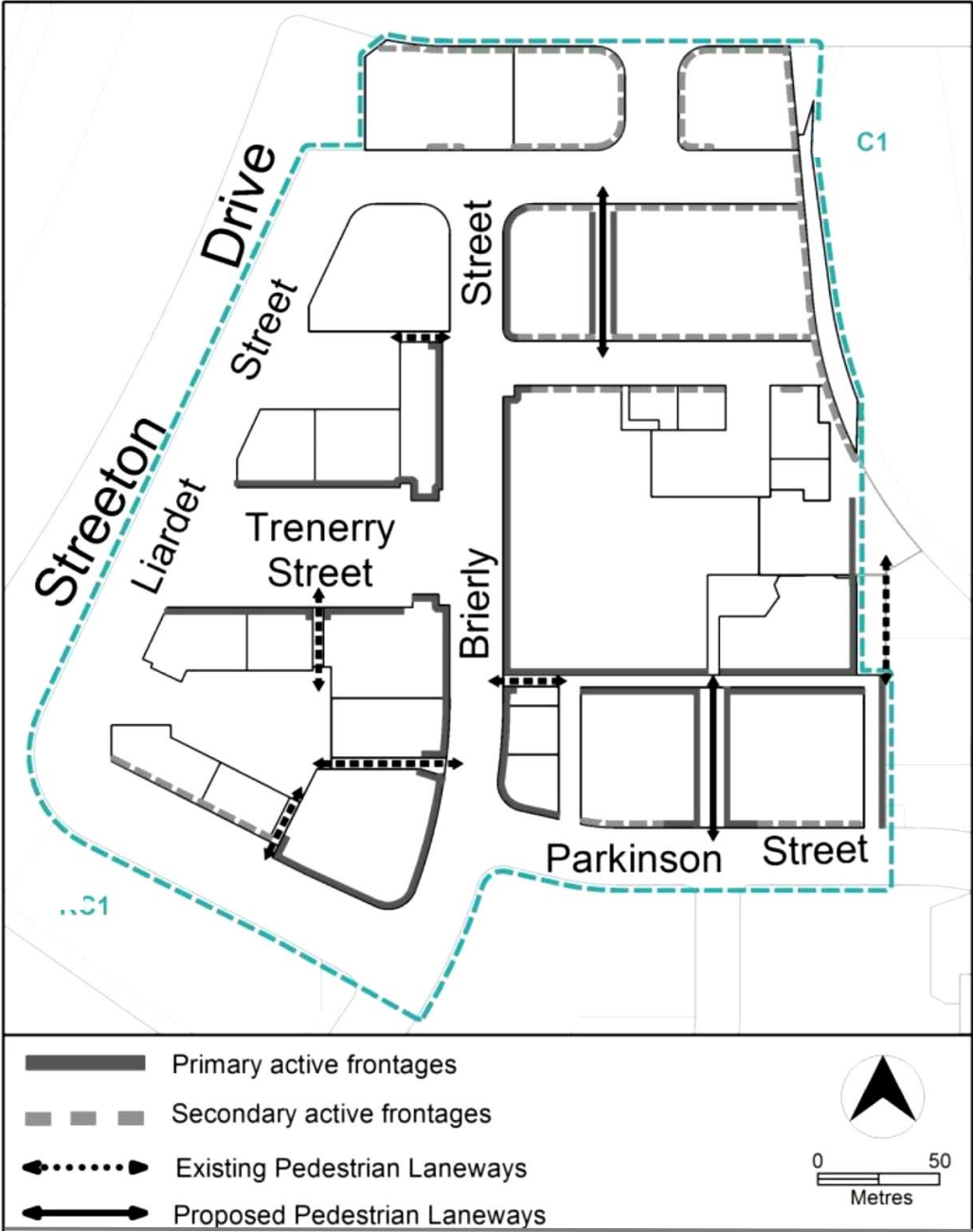


Figure 3 Weston – Height of Buildings

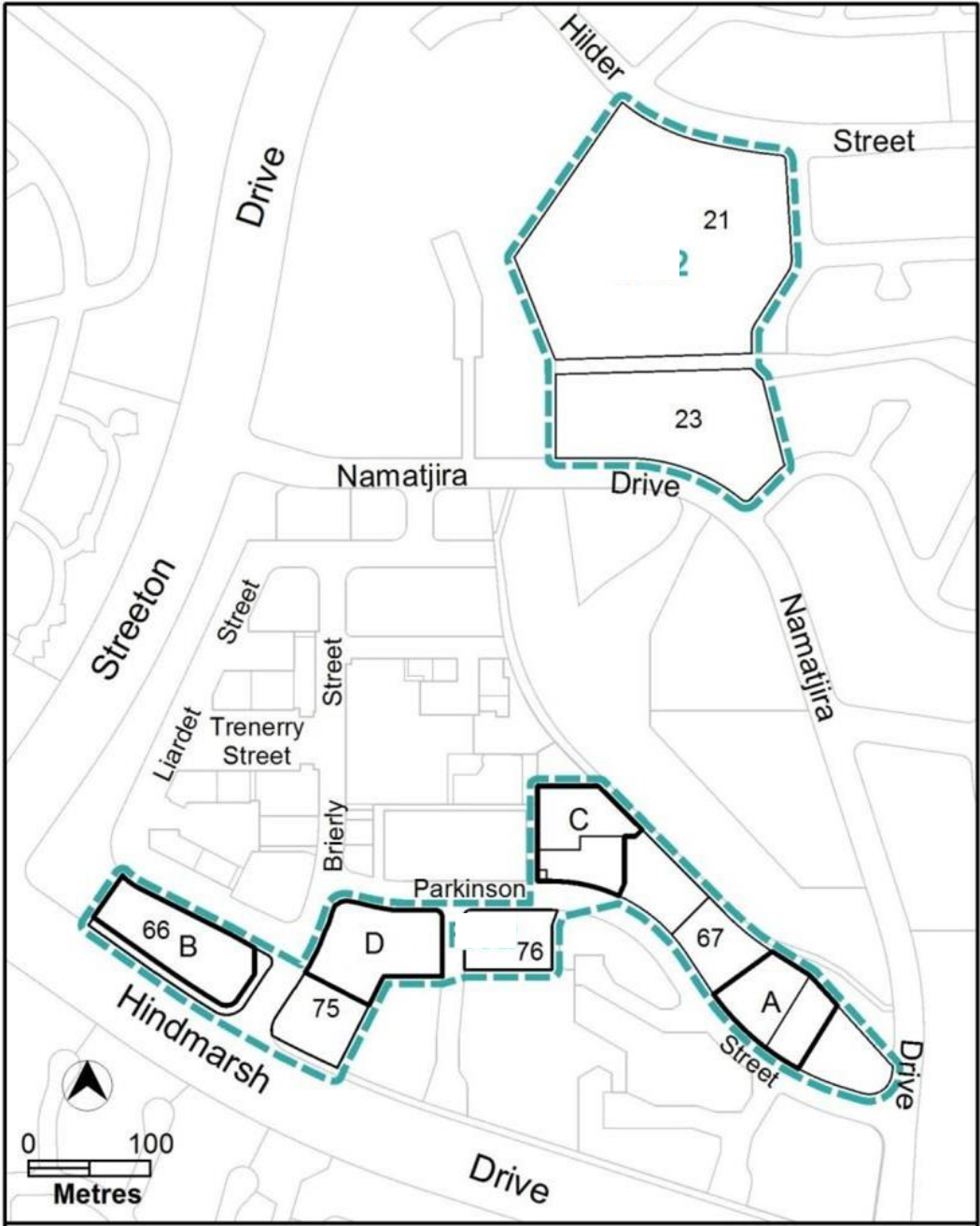


Figure 4 Weston – Development Provisions (Car parks)

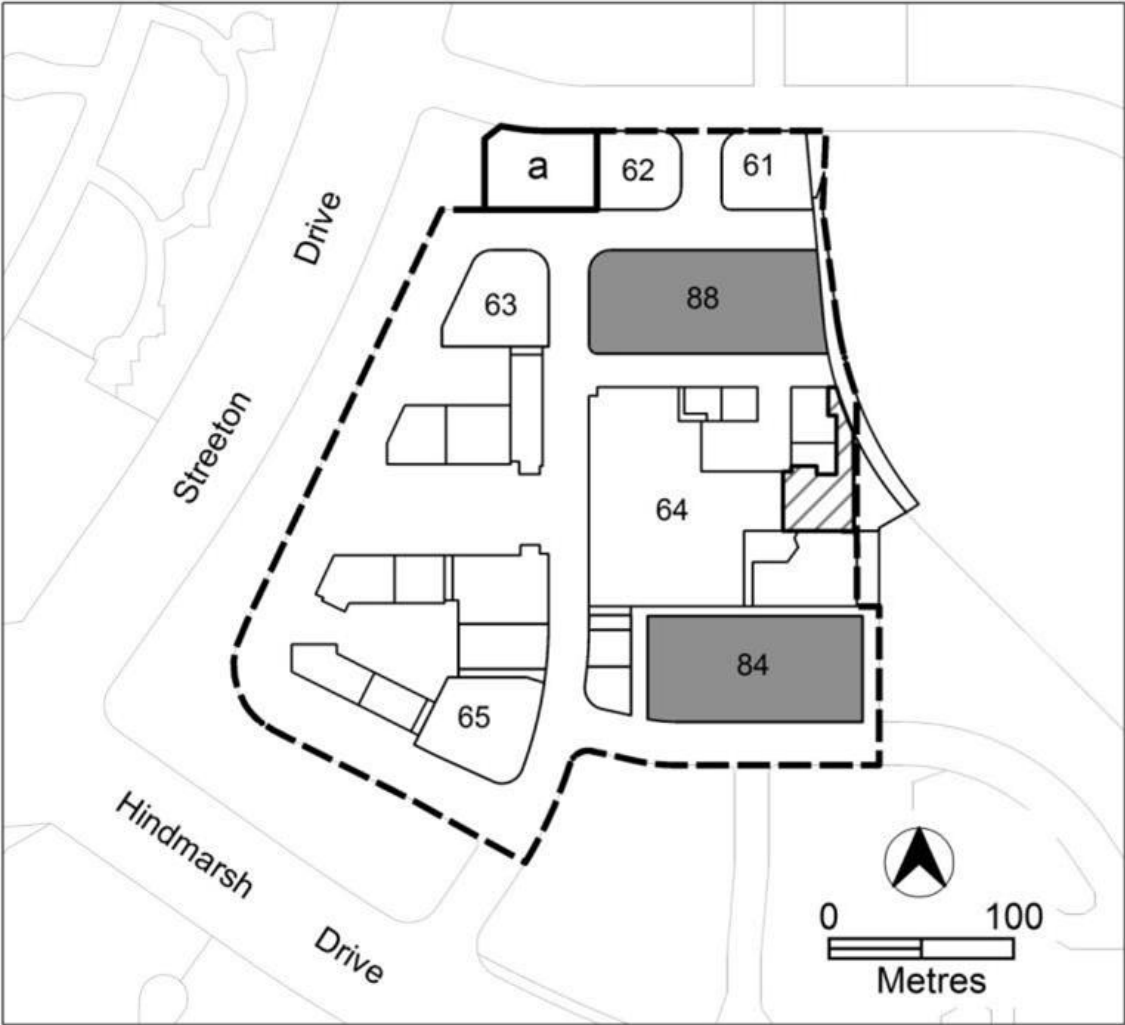
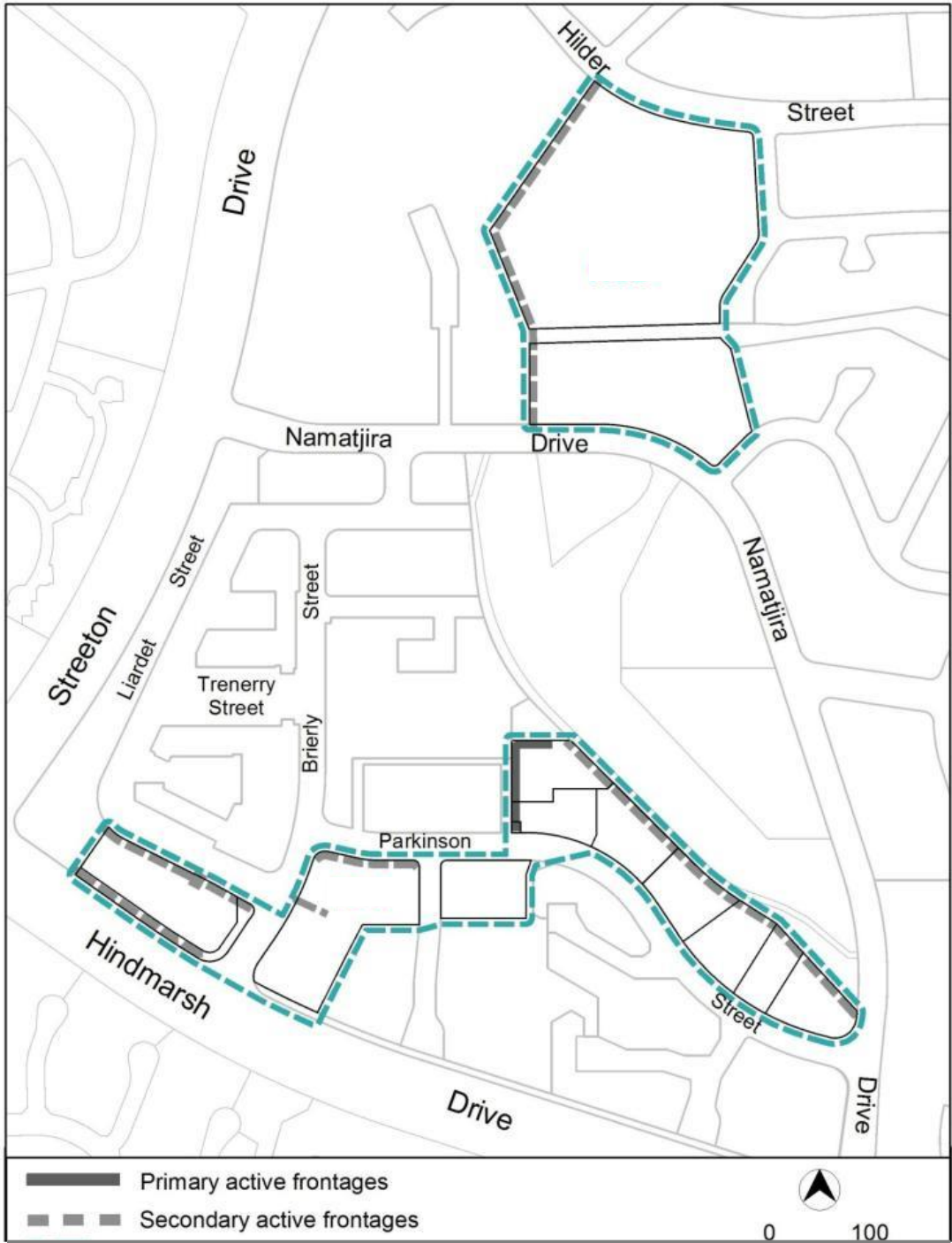


Figure 5 Weston – Active Frontages



Figures – Assessable and Prohibited Development

Figure 6 Weston

Link back to [Land Use Table](#)

