

18-542 - Curtin Group Centre Master Plan

Summary of Impacts	
	<ul style="list-style-type: none"> • The Curtin Group Centre Master Plan (the Master Plan) seeks to address several challenges that are currently being experienced in the Curtin group centre (the Centre). The Woden Valley and suburb of Curtin is expected to experience limited growth into the future that will potentially bring challenges for local business and viability of the Centre. The current condition of the public spaces and character of the built form contributes to less than ideal perceptions of the Centre as a tired and unsafe place. The Master Plan provides strategies to address these issues and to introduce residential development and hence, activity into the Centre. Guidance for the design and use of the public spaces and buildings is also provided. The Master Plan recommends changes to the arrangement of parking, which is currently near capacity and inefficiently designed. • The Master Plan incorporates key actions which will support redevelopment and growth for the Centre, such as the Statesman Hotel, which will change and improve the Centre in terms of meeting the demands of shopping, services, transport and parking and upgrading the public domain. • The Master Plan will result in positive social, economic and environmental outcomes. • Development of the Master Plan involved extensive engagement with the community, key stakeholders and across Government Directorates.

Key to impacts: Red – negative, Blue - neutral and Green - positive.

Social

Access to social networks & community activities	<ul style="list-style-type: none"> • The implementation of the Master Plan will result in positive social outcomes by providing new opportunities for public transport, cycle paths and on-street parking to meet the emerging needs of the Curtin group centre and the community. • The central courtyard and pedestrian-only spaces are highly valued by the community. Strategies to upgrade areas viewed by the community as focal points, such as the central courtyard, offers opportunities for market spaces, pop-up stores and other temporary uses to support the local businesses and community events. Planning controls, such as limiting building height around the central courtyard, are recommended to ensure this space can continue to be the focal point for social interaction and community life, now and into the future.
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Economic

ACT Government Budget	<ul style="list-style-type: none"> • The Master Plan does not include any financial commitments. Funding commitments to effect implementation of works resulting from the Master Plan are required to be considered separately through the budget process.
Productivity	<ul style="list-style-type: none"> • The Master Plan outlines a long-term vision for the Curtin group centre to improve connections and amenity to the future rapid public transport (light rail) on Yarra Glen. • The Master Plan recommends uplifting building heights for key sites in the Curtin centre core area to allow for mixed use development, including residential, consistent with the Centre's urban village character. • The Master Plan integrates several ACT Government projects and initiatives in the Centre to bring together one plan that connects these projects in the context of broader policy directions to encourage a healthy and active community. This includes integrating the cycle and pedestrian networks with the future rapid public transport (light rail) stop on Yarra Glen. Future land release at the Canberra Brickworks Precinct and development in Molonglo have been considered in terms of increased visitors to the Centre.
Investment and economic growth	<ul style="list-style-type: none"> • The Master Plan identifies several options for urban renewal including the Statesman Hotel, development adjoining the western boundary of the central courtyard and the community facilities zoned site on the corner of Carruthers and Theodore streets, Block 1 Section 15 Curtin. Building heights up to five and six storeys are recommended for these sites to encourage redevelopment and more housing choice in Curtin.

	<ul style="list-style-type: none"> • Building heights for the older existing three storey development at the edges of the centre have been recommended to be lifted to six storeys. This recommendation is long term as it will require several individual owners to coordinate sale and or redevelopment of these sites. • The Master Plan recommends improved connections to the Centre from the surrounding residential areas, local schools and to the future rapid public transport (light rail) stop on Yarra Glen. This will make it easier for people with a range of abilities to easily access the Centre. It will also provide a safe and direct alternative to driving to the centre which will increase the level of convenience and better support local businesses. • The Master Plan allows for a range of building heights to promote a diverse mix of uses in the centre.
Competition	<ul style="list-style-type: none"> • The Master Plan provides redevelopment incentives for several sites in the Centre to allow for expansion of existing retail, commercial and residential uses. The Master Plan identifies a vision, principles and strategies that aim to guide potential new development in the Centre. • The Master Plan facilitates mixed use residential development within the Centre, in order to provide increased residential housing supply and choice for the Centre and the suburb of Curtin.

Environmental

Environmental Quality	<ul style="list-style-type: none"> • The Master Plan makes recommendations to improve the environmental sustainability and quality of development in the Centre including consideration for potential impacts of development on the immediate surrounds, such as overshadowing of public spaces and nearby residential development. • The Master Plan considers the current recommendations from the Basin Priority Project for the Yarralumla Creek. • The Master Plan recommends the use of large canopy trees through the surface car parking areas, central courtyard and along main pedestrian routes to provide shade and amenity for pedestrians. This will help the centre adapt to a changing climate. • The Master Plan provides strategies to improve ecological connectivity through the Centre to allow for animals, such as birds, to move between the open spaces and nature reserves, including Oakey Hill to the west and Red Hill Nature Reserve to the east through the planting of large trees along main pedestrian routes and through the Centre. • The Master Plan also makes recommendations that will reduce the negative impact on wider environmental issues such as reduced energy use, and reduced reliance on fossil fuels.
Landscape Changes	<ul style="list-style-type: none"> • The Master Plan recommendations aim to improve the urban and natural landscape in the Centre and clearly articulate that changes to the landscape and public domain may indeed occur incrementally over time. However, the Master Plan also reinforces the need to improve the public domain and the surface car parking areas. • Planning controls are recommended in the Master Plan to ensure development provides a human scale to the streets and public spaces to reduce the bulk, scale and shadowing of new buildings on to key public spaces.