

# Draft North Curtin Residential Area Detailed Conditions of Planning, Design and Development (DCPDD)



## Questions and Answers

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Throughout this document you will see shapes like this. These will tell you where in the draft DCPDD you will find more information relating to the topic.

## Consultation

### How long will the consultation run for?

The consultation period is 8 weeks commencing on Wednesday 15 April and closing on Wednesday 10 June 2026.

### How do I make a submission?

Submissions can be made by:

- Email to [dcp@nca.gov.au](mailto:dcp@nca.gov.au)
- Mailed to Chief Planner, National Capital Authority, GPO Box 373, Canberra ACT 2601
- Delivered to the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, Parkes ACT 2600.

### Are there engagement activities to find out more information?

The NCA will be holding 4 pop up sessions in local shopping centres during the consultation period.

- **Thursday 16 April**  
2:30pm - 5:00pm  
Westfield Woden
- **Wednesday 29 April**  
8:30am – 11:00am  
Yarralumla Shops
- **Saturday 2 May**  
10:00am – 2:00pm  
Curtin Fair Day
- **Thursday 7 May**  
8:30am – 11:00am  
Curtin Shops

The NCA will also hold a community forum on Wednesday 13 May 2026 from 6:00pm to 7:30 pm at the Southern Cross Club in Woden. [Register here](#).

### Why is NCA consulting when the ACT Government undertook consultation on the North Curtin Residential Area in 2024?

The ACT Government is the lessee of the land subject of the draft DCPDD. Their consultation process helped inform the draft DCPDD ahead of land release and subsequent development (by the ACT Government). These have now been refined by the NCA to be suitable as a statutory document required by the National Capital Plan (NCP).

### How will I be updated on this project after consultation?

All submissions (with approval) will be released on the NCA website at the close of the consultation period. A consultation report will be prepared following the close of submissions and will also be made publicly available.

## Will I be able to see all submissions?

We note submissions will be made public and if someone does not wish to have their comments publicly available, they should indicate that. Submissions will be uploaded to the NCA website at the end of the consultation period.

## Site location and draft detailed conditions of planning, design and development

### Why was this site proposed for residential development?

The site was identified as suitable for urban development due to its proximity to existing urban areas, transport and employment areas.

### Where do these draft detailed conditions of planning, design and development (DCPDD) apply?

The draft DCPDD applies to the North Curtin Residential Area which includes residential and open space land. While it is adjacent to the North Curtin Diplomatic area – the DCPDD does not apply to the proposed diplomatic estate (but has considered it).

### What is the DCPDD, what does it do and why is it needed?

The draft DCPDD sets out site-specific planning and design provisions that supplement the National Capital Plan. It provides an indication of the form of future development and sets expectations for built form, landscape character, environmental performance and infrastructure integration.

Whilst it guides developers in preparation of proposals for the site, it is also referred to by the NCA as part of the works approval assessment phase for future applications.

### Why isn't the diplomatic estate included in the draft DCPDD?

The area covered by the draft DCPDD applies to Territory land only (the residential and open space areas). The draft DCPDD has been prepared considering future integration with the diplomatic estate site. The ACT Government has indicated through their indicative housing supply and land release program that it is planned to start releases of land in 2027-28. The diplomatic estate will progress in future years and be subject to provisions in the National Capital Plan.

## Surrounding areas and projects

How does this relate to the Light Rail Stage 2B proposal and the Southern Gateway corridor work the ACT Government is undertaking?

These site specific DCPDD have been developed in the context of ACT Government strategic planning documentation that relates to this area and the Southern Gateway corridor.

- The ACT Planning Strategy and the Woden District Strategy identify the future light rail corridor to Woden as a key corridor suitable for urban intensification.
- The ACT Government is also working on a Southern Gateway Urban Design Framework that includes consideration of development at this site.

How are other developments (e.g. in Yarralumla) considered, including the impacts on traffic and the need for community facilities?

The ACT Government in its strategic planning and infrastructure planning will be responsible for addressing population and demographic changes and relevant community facilities needed to support that.

It is anticipated detailed traffic studies will be undertaken as part of any development proposal/s for this site and consider other developments in the area such as the Brickworks at Yarralumla. These studies will take into account impacts on surrounding areas and also the benefits expected to be provided by close proximity to light rail.

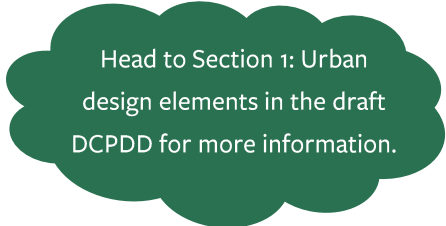
The development is next to a future diplomatic estate and the Governor General residence, is security considered in the design?

Yes. The National Capital Plan requires perimeter security elements to be incorporated into the streetscape or landscape design of new diplomatic buildings. The draft DCPDD also considers proximity to these important places and the design provisions particularly related to height and roads provide for the future diplomatic estate.

## Future development of the site

### What type of development will occur on the site?

The development will be predominantly residential (apartments and townhouses) with some ancillary amenities such as commercial and retail development. The open space area is proposed as a large area along Yarralumla Creek as well as local parks in the residential area.



Head to Section 1: Urban design elements in the draft DCPDD for more information.

### Is this land zoned for these uses?

Draft Amendment 95 identified land at North Curtin for a diplomatic estate as well as land adjacent to the diplomatic estate for urban residential use, open space and road.

These draft DCPDD apply to the area identified for urban residential use and the open space area.

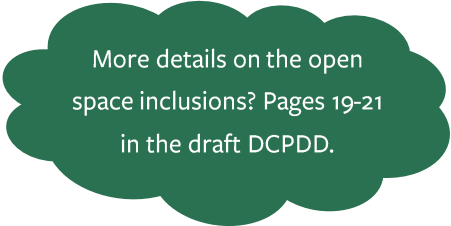
### Why is residential development included next to the diplomatic estate?

The site was identified as suitable for urban development due its proximity to existing urban areas, transport and employment areas.

When the Commonwealth and ACT Governments agreed on land being transferred in 2020 (Amendment 95 to the NCP) it identified some of the land closest to future light rail to be for residential uses. Residential and diplomatic uses sit beside each other in several parts of Canberra. Noting its proximity to diplomatic lands, the NCP (s.4.14.5) requires draft DCPDD be prepared for the residential area and outlines matters that must be addressed.

### How will the open space shown in the document be delivered and managed? When will it be delivered and who will deliver and manage it?

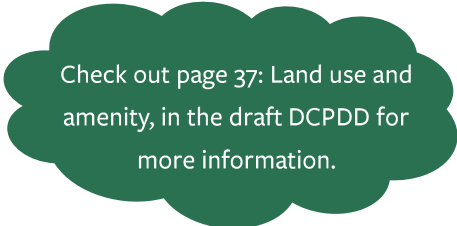
An (approximately) 16ha water ecology park is proposed encompassing the length of Yarralumla Creek through the North Curtin residential and diplomatic area that will treat stormwater from the development area and the broader catchment while also providing for recreational, environmental and cultural purposes. The edges of the water ecology park will broadly align with the maximum probable flood levels. Additional public open space will be provided within the residential development as set out in the DCPDD. The water ecology park is proposed to be delivered by the ACT Government as part of early works.



More details on the open space inclusions? Pages 19-21 in the draft DCPDD.

## Will there be community shops and local services provided within the development?

Commercial development is proposed on the ground floor of several apartment buildings to provide for active street frontages and provide shops and local services to the community.



Check out page 37: Land use and amenity, in the draft DCPDD for more information.

## Who will be responsible for development approvals?

The land is Designated Area under the National Capital Plan (NCP).

Designated Areas are those areas identified as having the special characteristics of the National Capital. The National Capital Authority is responsible for approving all development within Designated Areas.

Development proposed within the North Curtin Residential Area will require a Works Approval through the NCA.

## When will the diplomatic estate be developed and ready and what embassies will go there?

The land identified for the diplomatic estate is managed by the NCA. The NCA will be responsible for developing the estate in the future according to demand and government priorities.

## Yarralumla Creek and the surrounding environment

How will potential flooding and impacts on Yarralumla Creek be managed? Does this design consider the broader Yarralumla Creek and flooding that has happened previously?

The water ecology park will broadly align with the maximum probable flood levels and is proposed to be designed to consider broader catchment issues and improve conditions in this area.

Will the proposed park at Yarralumla Creek be publicly accessible?

The water ecology park will be publicly accessible and will provide linkages to the North Curtin Residential Area and the wider area.

More details on the open space inclusions? Pages 19-21 in the draft DCPDD.

Are there any species on the site that need to be managed and/or conserved?

Environmental and ecological investigations will be required as part of the next steps in seeking approvals for development proposals. Development will be subject to approvals under the Environment Protection and Biodiversity Act 1999 as required.

Will the site be cleared?

A large part of the site is not vegetated but areas will need to be cleared for development. Any development proposals will need to consider relevant investigations and approvals that may be needed prior to development activities.

Will there be deep soil planting to have large trees in the future and contribute to canopy cover?

The draft DCPDD notes development is to provide for 25% of the site area as deep soil planting. Canopy targets are set at:

- Street canopy – 30%
- Public open space canopy – 50%
- Developments Lots – 15%.

See page 22: Landscape and deep soil in the draft DCPDD for more detail.

## Proposed development and design provisions

How many dwellings are proposed in the development? Will there be a mix of typologies and sizes?

The North Curtin Residential Area will deliver approximately 1200 dwellings and will provide for a mix of apartment sizes and typologies to cater for various demographic groups.

If you're after more information on dwellings, see pages 36-43: Development and built form in the draft DCPDD.

If families live here, will there be a school? Will future residents need to use surrounding schools and services? How is that being considered?

This residential area is being designed for a mixed demographic including families. The ACT Government is responsible for the planning of schools and are undertaking planning for the Southern Gateway corridor that includes this site and is the relevant approach to consider population estimates and demand for social infrastructure.

How will the design of the future development be managed to provide affordable and diverse types of housing?

The draft DCPDD provides for diverse built form and housing typologies. Whilst not setting requirements for specific housing types, e.g. social and affordable housing, it does not prevent these from being delivered within the North Curtin Residential Area.

Will the proposed development be phased?

The phasing of the development will be the responsibility of the Suburban Land Agency. However, it is anticipated the water ecology park and enabling works for initial subdivision and land release will be the first phases of work.

Who will develop the site?

The site will be developed by the ACT Government's Suburban Land Agency.

## Transport and movement

Is parking reduced to take account of being near the proposed light rail route?

Parking provisions are included in the draft DCPDD. Car parking is required to be provided for residential and commercial development, however reduced car dependency and increased use of public transport is encouraged.

See page 33: Street network and parking in the draft DCPDD for more detail.

Will cycling and pedestrian paths be provided to connect to other areas and networks and the proposed light rail route?

Direct paths to public transport and amenities will be provided. Cycle paths are proposed to be provided along the creek corridor and within the estate and connect to the wider path network.

More details on the active travel components? Page 35 in the draft DCPDD.

If the main entry/exit is from Cotter Road, will there be upgrades to provide for this?

Primary access is proposed off Cotter Road and secondary access off McCulloch Street. It is anticipated detailed traffic assessments will occur as part of any development proposals. This will determine the need for intersection upgrades.

## Design

What height will the buildings be?

Building height will vary with 3 storey townhouses and 3 -4 storey apartment buildings to 5-8 storey apartment buildings across the site.

Will the development only consist of apartments? Will there be different sizes so families and other demographics can live there?

There will be a mix of townhouses and apartments and different sizes to suit different demographic groups and to meet the changing needs of families.

Will the design be required to consider sustainability and climate change impacts?

Dwellings will be required to meet sustainability principles set out in the draft DCPDD.

More information on the design elements can be found in the draft DCPDD at pages 36-43: Development and built form.