



Australian Government
National Capital Authority

CONSULTATION REPORT



**NORTH CURTIN RESIDENTIAL AREA DRAFT DETAILED
CONDITIONS OF PLANNING, DESIGN AND DEVELOPMENT**

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1. INTRODUCTION

1.1 PURPOSE OF REPORT

This report summarises feedback made during the public consultation process undertaken by the National Capital Authority (NCA) on the Draft North Curtin Residential Area – Detailed Conditions of Planning, Design and Development (Draft DCPDD).

1.2 BACKGROUND

The Draft DCPDD applies to the residential and open space areas of the designated area of North Curtin and includes provisions that will shape the delivery of a new precinct, from housing and streetscapes to open space and ecological restoration (refer to Figure 1). The Draft DCPDD supplements the National Capital Plan (NCP).

The NCA has worked with the ACT Government (including the Suburban Land Agency (SLA) the entity responsible for development of this site) in progressing proposals for the development of the residential area at North Curtin and finalised the Draft DCPDD for public consultation prior to consideration for approval under the National Capital Plan (NCP).

The Explanatory Document for the Draft DCPDD provides details of the location, planning context within which the Draft DCPDD was prepared, and details of what the Draft DCPDD includes. The Explanatory Document can be accessed at www.nca.gov.au/planning/public-consultations/northcurtindcpdd.



Figure 1. Location of precinct and area the draft DCPDD apply

2. CONSULTATION

2.1 CONSULTATION ACTIVITIES

On 13 April 2026, the NCA released the Draft DCPDD for public comment. The community engagement period ran for a period of 8 weeks, concluding on 10 June 2026. The Draft DCPDD and supporting material were available on the NCA website during the consultation period.

Key activities during the consultation period included:

- On 13 April 2026, content was published on the NCA's website. This included the Draft DCPDD, Explanatory Document and a 'Questions and Answers' information material.
- Pop-up events attended by NCA staff were held as follows:
 - 16 April Westfield Woden
 - 29 April Yarralumla shops
 - 2 May Curtin Fair at Curtin shops
 - 7 May Curtin shops
- A community forum was held on 13 May at the Woden Southern Cross Club.

2.2 SUBMISSIONS RECEIVED

A total of 81 submissions were received in response to the Draft DCPDD, with submissions provided by individuals, community groups, and stakeholder bodies.

It is noted that some submissions have been counted as one submission in this number but included multiple signatures.

All submissions are published on the NCA website.

The commentary, questions and discussions held at the pop-up events and community forum were noted by staff and included in the consideration of feedback from the consultation period.

3. KEY MATTERS RAISED IN SUBMISSIONS

3.1 OVERVIEW

NCA appreciates the time and consideration community took when providing feedback on the Draft DCPDD document.

Common themes/topics were found throughout the feedback.

The key matters raised have been grouped by theme, with an NCA response provided against each theme. While a number of submissions raised concerns with the Draft DCPDD proposals, a similar proportion of submitters expressed support, as well as a number of submissions that provided support while suggesting matters for further consideration as the development progresses.

Below is a summary of the theme/topics and the NCA's response.

3.2 TRAFFIC AND TRANSPORT

What you shared

A majority of submissions identified matters related to traffic and transport both within the site, and how the site connects with the wider road and transport network.

Some submissions called for detailed traffic modelling to be undertaken to assess connectivity concerns prior to the Draft DCPDD being finalised. Other submissions noted that while traffic and transport issues could be challenging, these are matters that would be addressed over time and as the development progresses.

Specific matters raised in submissions included:

- concern about the increase in traffic the development could generate on surrounding streets, in particular McCulloch Street and Carruthers Street
- need for clarity on connectivity to the wider area including access to public transport and active travel (bike and horse paths)
- potential impacts on parking at the Curtin shops
- need for traffic planning to consider the development in the broader context/area and integration with proposed light rail
- need for consideration of the Yarra Glen / Cotter Road (mint interchange) left turn and arrangements
- location of light rail stops and consideration for a stop connected to this development
- appreciation for the 'car light' precinct and suggestions for improvements to connectivity.

NCA response

The preparation of the Draft DCPDD has been informed by early site investigation work including consideration of access and movement arrangements that was undertaken by the ACT Government. The NCA understands the SLA is currently undertaking studies to provide more specific development parameters for the site, including a transport impact assessment (TIA) that will consider the impacts of proposed development on traffic, including access to and movement within the site, and will reflect more specific details of the proposed development such as dwelling form and mix and non-residential uses.

Recently, the ACT Government has released the draft Southern Gateway Planning and Design Framework (the Framework) which sets a long-term strategic framework for planning work along this corridor and in the context of the Light Rail Stage 2B project. This Framework identifies that a transport corridor assessment is being undertaken, which will form the basis of an integrated land use transport plan addressing traffic flow, connectivity and transport infrastructure for the entire corridor.

The Framework also provides a commitment to continued strategic planning work and provides a context for the consideration of the Draft DCPDD for the North Curtin Residential Area. This broader transport corridor assessment and planning will factor in the demand generated by North Curtin Residential Area development and include consideration of matters such as Cotter Road and Yarra Glen interchange and light rail (including a potential future stop at North Curtin)¹. The NCA will continue to work with the ACT Government on this assessment work and the implications for traffic and road infrastructure needs in the corridor.

Prior to any development occurring in the North Curtin Residential Area, a works approval will be required from the NCA. This approval process would expect detailed traffic impact assessment to be lodged with the development plans so that the impact on the transport network, traffic flows to and from the site and parking in surrounding areas can be appropriately assessed.

¹[Draft Southern Gateway Planning and Design Framework](#), July 2026 – p.45-46 & p.67

3.3 INFRASTRUCTURE AND COMMUNITY FACILITIES

What you shared

Submissions highlighted concerns with the planning for infrastructure and community services such as schools, health facilities and other community infrastructure needed to adequately service the community.

Submissions in support of the Draft DCPDD note that the development will provide an opportunity to invest in road and community infrastructure, noting that a certain population threshold is important to justify and support additional infrastructure and services.

Other matters raised in submissions included:

- a need for broader consideration of infrastructure, facilities and services to support the proposed development and its impact on and connection to the broader district
- suggestion that the development would have an impact on infrastructure and services such as schools, supermarket, health and other community facilities, and the Curtin centre/shops
- support for the development noting that there is potential to become a vibrant area supporting local business, active public spaces and travel connections and the potential to enhance liveability across the Woden Valley.

NCA response

The Draft DCPDD is a planning document which focuses on the detailed design and layout of the North Curtin Residential Area, particularly in relation to the urban structure, public domain/open space, built form, movement to and within the site and expected quality of development.

Strategic planning for, and provision of, community infrastructure is a long-term matter and a responsibility of the ACT Government. Nonetheless, the NCA has worked with the ACT Government in considering the impact the North Curtin Residential Area would have on the assessment and planning of community infrastructure and facilities.

It is noted that there is potential, within the Draft DCPDD, for identified non-residential uses to be included in the development proposals, which may provide for facilities such as childcare, health services and local retail.

As part of the Framework, the ACT Government has included analysis of community facilities - identifying existing facilities and indicating where there may be unmet demand. This development will be planned in context of the insight provided in that document. A community needs assessment will be completed, and will inform the long-term need for community infrastructure within the North Curtin Residential Area.

The NCA will continue to collaborate with the ACT Government in this long-term planning work. Larger community facilities such as a school, are being considered as part of ongoing Framework assessments of the ACT Government.²

²..Draft Southern Gateway Planning and Design Framework, July 2026, p36.

3.4 DENSITY, DESIGN AND SIZE OF DWELLINGS

What you shared

The views of submitters on proposed density in the North Curtin Residential Area were broadly balanced between supportive and non-supportive. Submissions opposing density expressed concern that the increase in density will diminish the existing character of Curtin and result in a loss of amenity.

Submitters in this group also expressed views that:

- the site should include ‘missing middle’ development
- there should be more diversity of dwelling type, size (including bedroom size) and more single level dwellings
- the development should not only provide for apartments and townhouses but also free-standing dwellings which would suit families and people wishing to downsize.

Submissions that were supportive of the proposed density included:

- the area is appropriate for infill higher density as it is close to existing urban areas, infrastructure and transport
- the development will deliver more housing, more services and better outcomes for the whole community
- the opportunity exists to create an active and vibrant precinct, support local business, activate public open spaces, strengthen travel connections and enhance liveability across the Woden Valley
- the proposed density is needed to make sure the development and associated commercial activities are viable.

NCA response

The North Curtin Residential Area is well located, close to public transport (including potential future light rail), employment hubs and existing residential development. It is therefore well suited to accommodate higher density development.

The higher density development in this location maximises the proximity to transport, employment, existing services, and supports viability of development; noting that integration with its context is important to delivery and future liveability.

The Draft DCPDD includes different building typologies with townhouses in the western area of the site as a transition to the future diplomatic estate. The proposed apartment buildings can include ground level townhouse typologies and layouts to support a range of dwelling need and demand. The minimum dwelling size parameters set out in the Draft DCPDD reflect best practice and the delivery of sustainable development, while providing flexibility for larger dwellings to be accommodated if supported by market demand.

The Draft DCPDD includes requirements to ensure a high-quality urban precinct is delivered in the North Curtin Residential Area. The specific requirements for dwelling mix, as well as apartment sizes and layouts will provide for developments that can accommodate residents with diverse household compositions and accessibility needs.

3.5 HEIGHT AND ORIENTATION OF DWELLINGS

What you shared

Some submissions considered that 8 storey apartment buildings are too high in this locality, and will cast shadows over other buildings and green spaces. It was suggested that a 4 storey maximum would be more appropriate for the site.

Other comments received included:

- the need for designs to further consider energy efficiency of the dwellings, orientation of buildings and sustainability features
- whilst supportive of the development in general, suggested that the orientation of the proposed dwellings should be facing north for optimum solar heating.

NCA response

As noted above, the North Curtin Residential Area is located close to public transport, employment hubs and infrastructure services and therefore is suitable to accommodate higher density development.

The proposed heights in the Draft DCPDD have been established following analysis of the precinct, as well as the potential impact of development on surrounding blocks (particularly nearby residential areas). The indicative urban form has been developed in accordance with the NSW Apartment Design Guide and the ACT Housing Design Guide. Amongst other things, this height analysis took into consideration solar access, overshadowing and overlooking – both to future buildings and open space areas.

The Draft DCPDD includes a range of heights across the development. The variety of height and built form will support density and viability of the precinct providing for a range of household types and assist in building a sense of community.

The Draft DCPDD includes detailed development conditions to ensure a high-quality urban precinct is delivered in the North Curtin Residential Area. Specific requirements for solar and daylight access, natural ventilation and energy efficiency of the dwellings/buildings are established in the Draft DCPDD³ and provide the basis against which future development proposals will be assessed.

³ DCPDD – Design and Materials p.40-42

3.6 WATER ECOLOGY PARK, ENVIRONMENTAL AND BIODIVERSITY MATTERS

What you shared

Many submissions expressed support for the development of a water ecology park which re-naturalises the creek and combines public open space with stormwater management infrastructure.

While there was general support for the proposed water ecology park and retention of trees within this area, some submitters questioned whether flood risk, water quality and public safety are being adequately addressed, and some expressed concern for the broader management of Yarralumla Creek beyond the North Curtin residential area.

Other matters raised included comments relating to access to Yarralumla Creek, and a question on whether an equestrian trail will be provided along the river corridor.

A number of submitters provided specific information on local biodiversity and flora and fauna and queried the consideration and assessment of ecological impact, removal of trees, and urban heat effects. The role of Commonwealth environmental approval processes was raised in this context.

NCA response

Early site investigation work undertaken by the ACT Government in preparing detailed planning conditions for the North Curtin Residential Area included a catchment wide flood study, study area tree assessments and ecological assessments. The outcome of this early work identified those parts of the site appropriate for development, as well as the parts prone to flooding or ecologically constrained. The proposal for the Water Ecology Park, and the proposed size and scope of the water ecology park, responds to this analysis while delivering a high-quality open space area for the site. It is also noted that the water ecology park will provide a positive shared community asset for Curtin and surrounding areas.

Detailed ecological surveys have been undertaken as part of confirming street layouts, building forms and the spatial arrangement of open spaces. This reflects the timeframes and staging often associated with precinct developments. Further processes of design and development detail will include approvals under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 and/or ACT environmental legislation (where applicable).

Prior to undertaking development on the site, NCA will require a works approval application. As part of this process the NCA will expect any relevant environmental assessments and approvals to have been undertaken.

3.7 GOVERNANCE AND OTHER MATTERS

What you shared

Some matters raised in the submissions did not specifically relate to the Draft DCPDD, but related to matters such as public consultation timeframe, the dual planning structure within the ACT, the certainty of planning controls and questions regarding timing of proposed development.

Reference was made to the need for the Draft DCPDD to have been prepared in the context of strategic planning for the southern gateway corridor.

NCA response

The ACT Government has been undertaking strategic planning for the southern gateway corridor, with the Framework recently released for public consultation. The NCA will continue to work with the ACT Government as this planning work continues.

As noted above, prior to any development in the North Curtin Residential Area occurring, works approval will be required and the NCA will expect applications to be supported by appropriate studies and assessments including assessments for traffic impact, trees and ecological significance.

It is anticipated that the first major works approval application will be for the estate/subdivision and enabling works.

The ACT Government has indicated through their housing supply and land release program that it is planned to start releases of land in the North Curtin Residential Area in 2027-28.

4. CHANGES TO DCPDD FOLLOWING PUBLIC CONSULTATION

The North Curtin Residential Area has been identified as a site for future investigation and development in strategic planning documents over a number of years, including:

- ACT Planning Strategy 2018
- through Amendment 95 to the National Capital Plan in 2020
- Woden Valley District Strategy in 2023; and
- most recently, in the draft Southern Gateway Planning and Design Framework (released for consultation July 2026).

The positive location of the North Curtin precinct - close to the city, employment, existing centres and services and on a transport corridor – is a core reason for identifying this site as an area for future residential development.

The NCA has considered and assessed the submissions received as part of the public consultation process for the Draft DCPDD and notes there was a range of views and comments to be appropriately balanced.

The purpose of the Draft DCPDD is to provide details of the planning, design and development principles and parameters for the North Curtin Residential Area, to provide certainty to community, developers and as a basis against which future development proposals will be assessed by the NCA.

The NCA considers that the Draft DCPDD provides appropriate detail to support the delivery of a high-quality urban development. We also acknowledge the broader strategic work that has been undertaken and will necessarily continue to support the longer-term planning for the southern gateway corridor, and its impact on and interaction with the proposed development in the North Curtin Residential Area.

On this basis, no change of substance is proposed to the Draft DCPDD.

In finalising the DCPDD, minor editorial changes may be made to improve clarity of the provisions.

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The National Capital Authority was established under the Australian Capital Territory (Planning and Land Management) Act 1988.

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