







# **Part Eight**

## Weston Creek District Strategy



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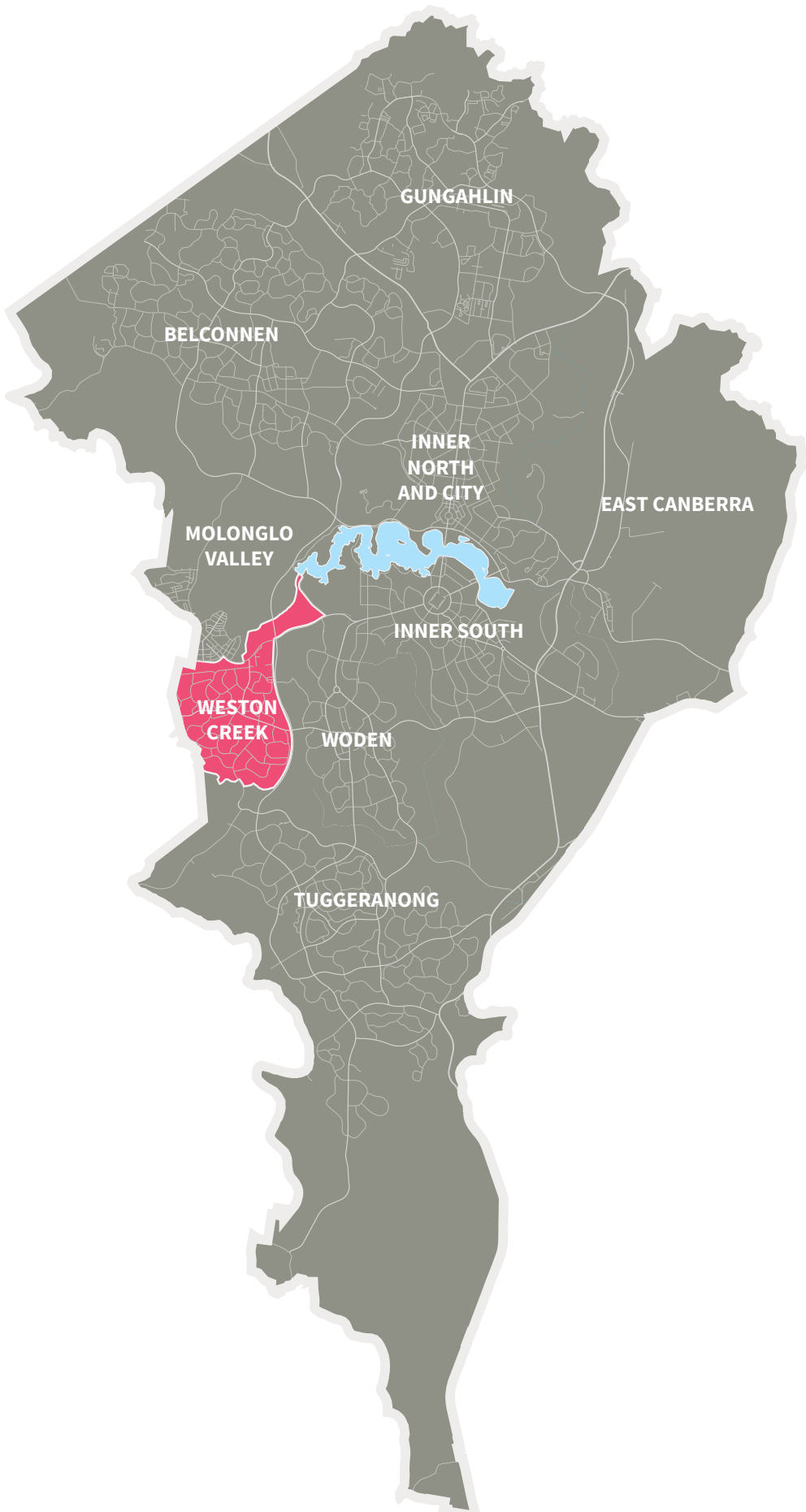
# 1. Metropolitan and district context

Weston Creek is the smallest of the ACT's nine districts in terms of land area (Figure 1). Modest population growth is projected in coming decades. Alongside nine local centres, the Weston group centre (Coolman Court) is the main location for employment and higher order citizen needs (Figure 2). Weston group centre currently caters to residents in the Molonglo Valley while that district is still developing.

Weston Creek has a largely suburban character and is not expected to see substantial levels of new development. However, there may be opportunities to enhance the capacity for employment in and around the Weston group centre to provide more employment opportunities and to build on longer term transport initiatives.

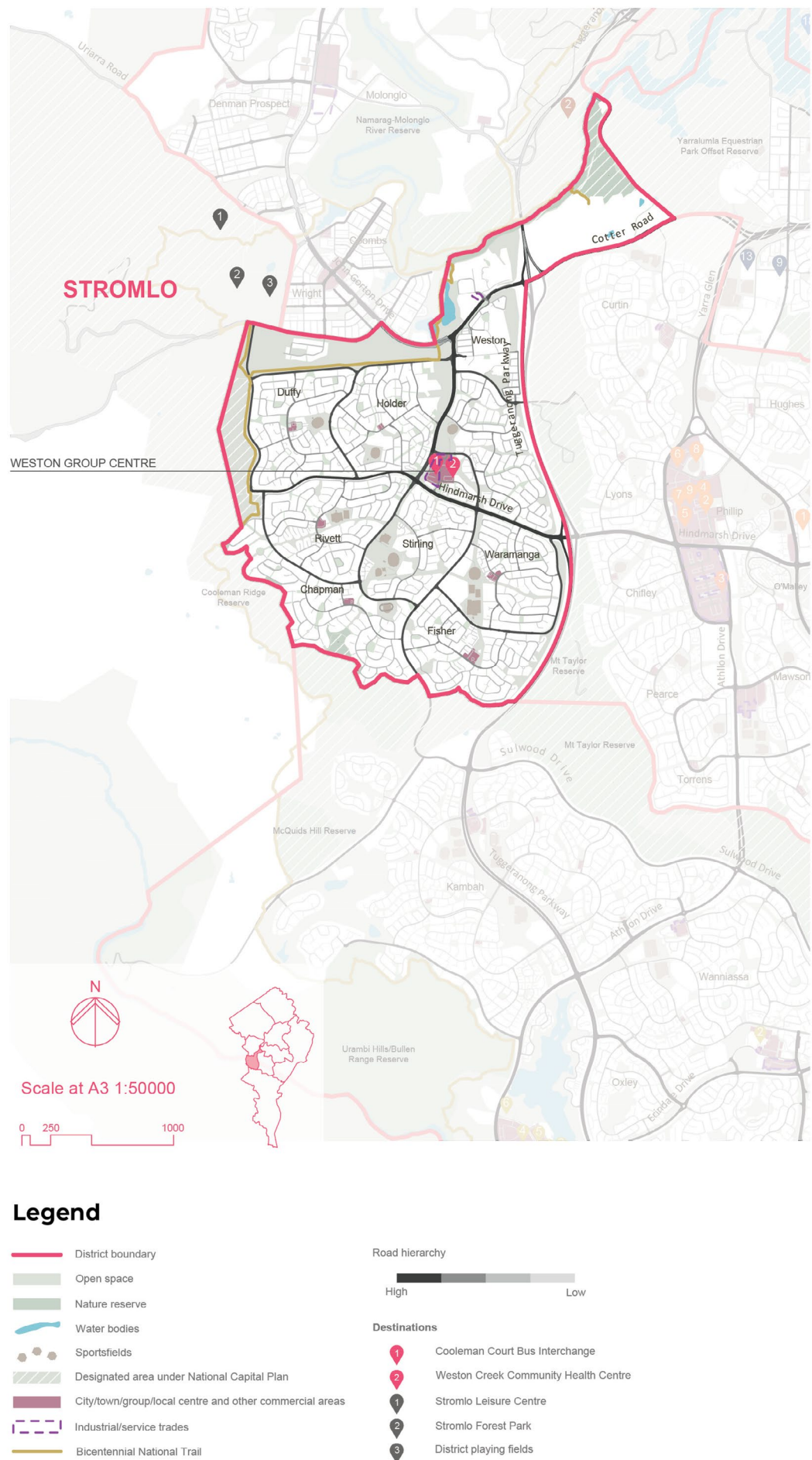
The district strategies are planning documents and therefore include planning terminology. See the glossary at Volume 5 for definitions of planning terms.

**Figure 1 :** Weston Creek District context in the city





**Figure 2: Weston Creek District context**



## What people value about the Weston Creek District

Since the original Griffin Plan, the ACT was set out with a City Centre and districts. As each district developed, it took on its own distinctive character; a character that is valued by its residents. As the district continues to evolve as part of a modern sustainable city, the district strategy will guide development through the lens of the district's defining characteristics.

The community has played a vital role in the development of the district strategies. This district strategy is shaped by the views of the people who live and work in, or frequently visit, the Weston Creek District. Community engagement began in 2019 and continued in 2021 with district planning workshops that identified what people want for their district. Consultation on the draft district strategies from November 2022 to March 2023 offered further opportunities to comment on the important values and direction for this district. (See Volume 4 – Background Material)

Across Canberra, the most valued things are natural space, liveability and diversity of lifestyle choice. Canberrans value the need for the city to become more sustainable and compact while getting the right balance between community, environment and economic needs.

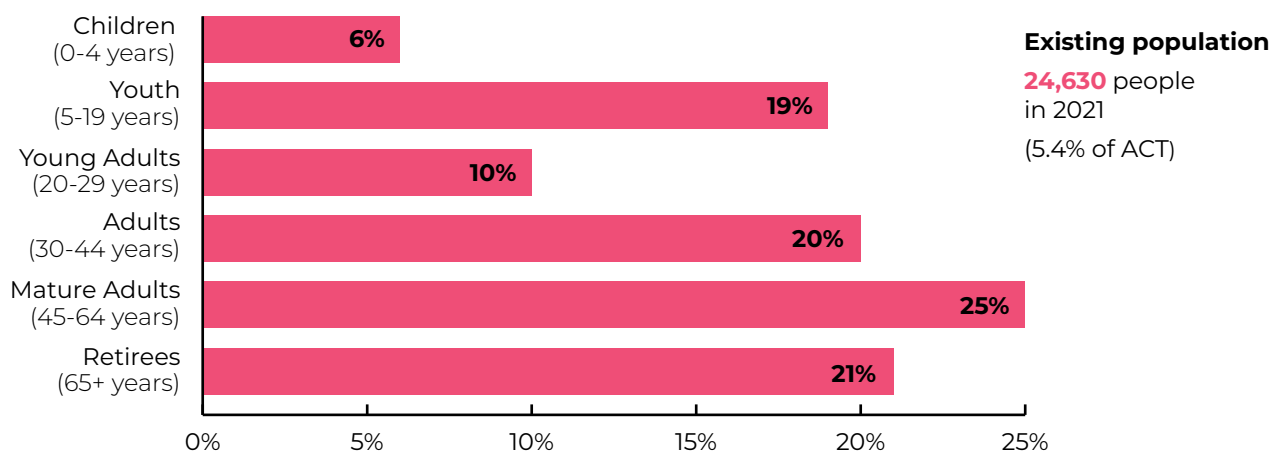
There is much to value in Weston Creek District that makes it a great place to live and visit. Throughout community engagement, the government heard residents particularly value:

- the district's central location and village feel, with ease of access to services and shops such as Cooleman Court (Weston group centre)
- Cooleman Court and great local shopping centres with their own look and feel
- the dog park, RSPCA and Chapman horse paddocks
- access to open green space with nature reserves, micro forests and shared green spaces within suburbs
- Narrabundah Hill, Holder Wetlands, Stromlo Equestrian Centre, Cooleman Ridge and Mount Arawang
- views of the surrounding hills and ridges, including Oakey Hill, Mount Taylor and the Brindabella Mountains
- tree canopy cover and mature trees in public places
- the sense of belonging and community spirit after the 2003 Canberra bushfires, which continues through shared community involvement in events like Halloween and Christmas
- proximity to the Molonglo River and the Cotter
- good transport links to the rest of Canberra
- high-quality local and independent schools including the Orana Steiner School, Canberra Montessori School and the Islamic School of Canberra
- Fetherston Gardens, which are well-used by the community and were originally part of the CIT School of Horticulture
- Cooleman Ridge Nature Reserve and Mount Arawang, which are part of the Bicentennial National Trail, for walking, cycling, dog walking and horse riding.

## District snapshot – current and future

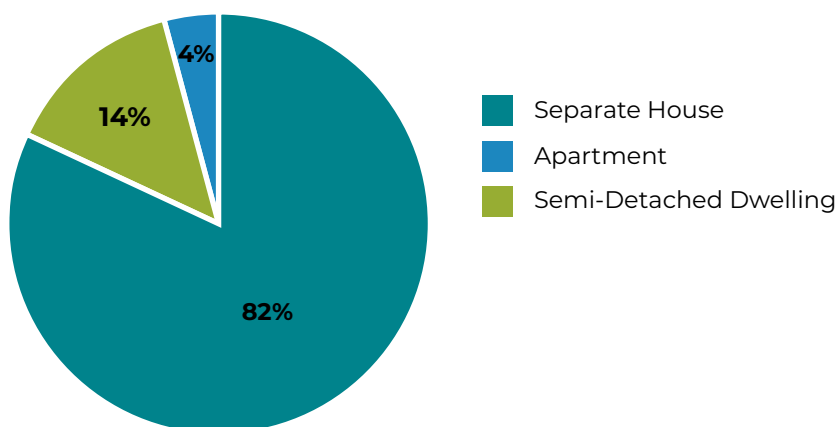
### Weston Creek District population

**Figure 3: Age profile, 2021**

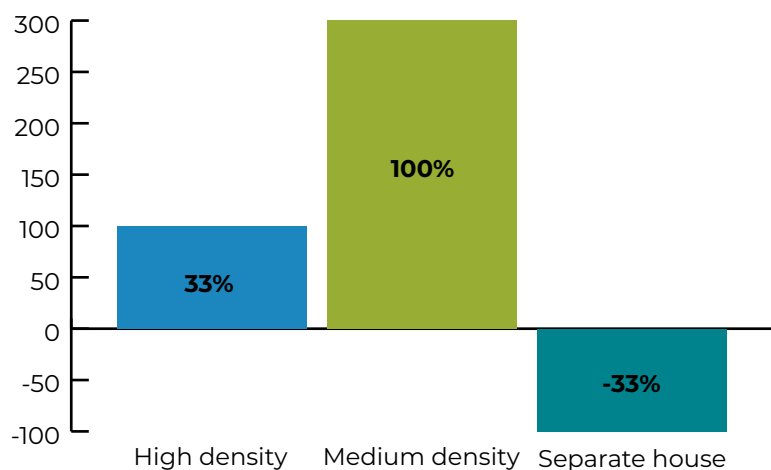


### Weston Creek District housing

**Figure 4: Housing types, 2021 – proportion of dwellings**



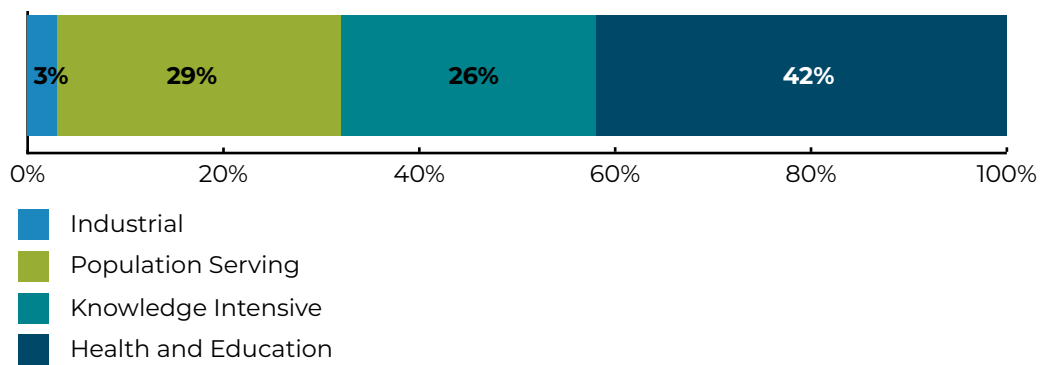
**Figure 5: Potential future housing demand based on population projections – additional dwellings (2050)**





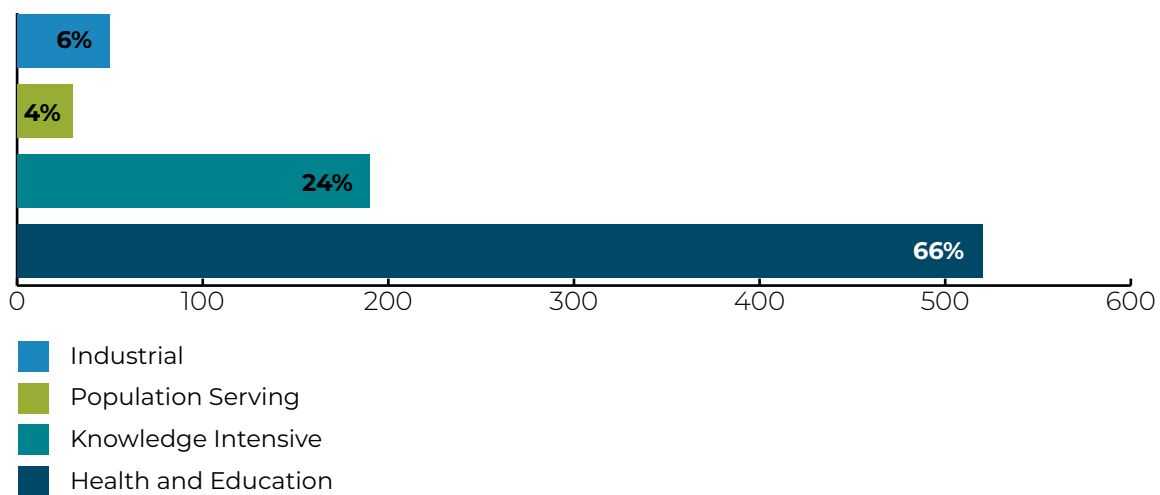
## Weston Creek District employment

**Figure 6:** Proportion of jobs by industry type, 2021



4,920 jobs in 2016 (2% of ACT)

**Figure 7:** Potential future employment – additional jobs 2050



## Opportunities and challenges for gradual transformation

### Transforming Canberra for a growing population

Canberra will be a city of about 695,000 people by 2050. As at 2021 Weston Creek's population was 24,630 (Figure 3). Over the next 25 years this population will continue to increase. The district strategies are strategic planning documents designed to guide this growth, so Canberra maintains its distinct character and is still a great place to live.

The ACT has only a limited amount of available land left for new suburbs. Future growth will mean gradually transforming current suburbs to use the city's finite land more efficiently and effectively. This means increased density. Quality can come with quantity. Excellent social, economic and community benefits can flow from 'doing density well'. Increased density is not all high-rise towers, although that is appropriate in some locations; part of the solution is introducing more townhouse and terrace house options that suit the needs of people at different stages of life.

The challenge: to find ways to accommodate more people, from all walks and stages of life, while improving the already good liveability of our suburbs.

The opportunity: to plan for development that includes quality public spaces, great infrastructure and transport connectivity that incorporates active transport. Improving liveability means taking the opportunity to plan 'people places'. People places are places that are pedestrian friendly, environmentally sustainable, and contain a mix of uses – housing, offices, cafes, restaurants, shops, arts and culture, health centres and schools. They are places where people can live near their workplace and socialise with each other in vibrant, thriving and inclusive settings.

The key is good quality urban design with mixed uses. Diverse housing options, including social and affordable housing, must be located in a wider environment that provides access to services and facilities that support accessibility to work, public transport, green spaces, social connection, retail, health services, community and cultural facilities.

### Natural features, connections and heritage

Weston Creek's position on Canberra's western perimeter provides significant amenity and proximity to high quality natural and semi-natural environments. The district is bordered by the Molonglo River in the north and is contained within the Weston Creek catchment, making water sensitive urban design an important planning consideration in this district to enhance amenity value, ecological connectivity and water quality outcomes for the river corridor. Natural grasslands and wetland areas to the north of the district provide important ecosystem services and biodiversity habitat, including for migratory birds. These values should be protected as part of the river corridor and associated riparian habitat into the future to avoid degradation of water quality and aquatic habitat, and protect the cultural significance of this landscape.

Higher areas of Weston Creek have views to the north and west ranges and beyond. The district is relatively close to significant recreational facilities including Stromlo Forest Park to the north-west, just outside the district boundary, and nature reserves including Cooleman Ridge, Narrabundah Hill and Mount Taylor on the western and southern edges. This proximity comes with the risk of bushfires around the outer edge and entering the district along Warragamba Avenue and Tuggeranong Parkway.

Weston Creek has one of the highest shares of tree canopy across the districts, sitting at 25% (as of 2018). Blocks are generally larger compared to some of the newer suburbs, particularly at the suburban edge in areas like Chapman. This provides greater capacity for deep-rooted planting to support tree canopy and contribute to the wider open space network. Most of Weston Creek is relatively cool in hot weather, however Cooleman Court is an urban heat 'hotspot'.

The district contains a number of heritage places and values, such as the Yarralumla Woolshed and the Tuggeranong Parkway Road Cutting. The district also includes a number of Aboriginal places and objects of cultural significance.



## Employment hubs and economic activity

Given its smaller size, Weston Creek does not have its own town centre. The Weston group centre is the main hub for the district with Cooleman Court shops and a concentration of employment and community facilities and services. Given its proximity, Weston Creek residents have typically used the Woden town centre for their higher order needs including health and business services.

As the Molonglo Valley District develops further, it is likely that the role and function of the Weston group centre will evolve. The group centre currently provides shopping and some services for residents of Weston Creek and suburbs such as Coombs and Wright in Molonglo Valley. This latter share of demand will decline over time as the Molonglo group centre and new local centres in that district become more established through ongoing greenfield development processes.

Without a town centre, Weston Creek accounts for a small share of the ACT's jobs – around 2% as of 2021. Of this modest employment, the health and education category make up the largest share (42%), linked to the number of health, social services and aged care facilities. These are concentrated around the group centre, including the Weston Creek Community Health Centre.

There is a cluster of employment uses in the north-east of Holder including education, health and other services. The district is relatively close to employment precincts in other districts, including West Deakin and the Parliamentary Zone.

As a largely residential district and with a number of local centres, a substantial share of employment (29%) is in the population serving category. The district ranks towards the lower end of the scale in terms of accessibility to jobs (Figure 6). While at the edge of the current urban footprint, it is closer to jobs in the City Centre than the outer suburbs of other districts.

## Transport and travel

Weston Creek is serviced by a rapid transit corridor that connects the Weston group centre into the City Centre via Cotter Road and Adelaide Avenue. Most of the district is serviced by local buses travelling along collector routes connecting local centres to the Woden bus interchange.

The ACT Transport Strategy does not identify any specific new transport connections within the district. There may be opportunities to strengthen connections via the rapid transit network into Woden and to Canberra Hospital along Hindmarsh Drive. Over the long term, Weston Creek residents may benefit from the enhanced connectivity provided by the proposed extension of light rail from the City Centre to Woden. Over the much longer term, there may be potential extensions of the light rail network into the district itself and on to the Molonglo Valley. This will help reduce the existing reliance on cars in this part of Canberra.

The district is serviced by orbital linkages in the road network, including north–south on the Tuggeranong Parkway and east–west along Hindmarsh Drive. Streeton Drive, in the centre of the district, has been identified as an area requiring upgrades to intersections given the volume of traffic movements into and out of the district connecting onto the Tuggeranong Parkway and through traffic from Molonglo Valley.

## Community facilities and local and group centres

Weston Creek has nine local centres, many of which are currently performing well except for Fisher, which will need specific attention and possible investigation of appropriate planning and non-planning initiatives. Overall, Weston Creek generally ranks well in socio-economic indicators (such as the SEIFA index).

Weston local centre may not be currently functioning as a local centre, even though it is zoned CZ4 Local Centres under the Territory Plan. Its future zoning will be a matter for consideration as part of a detailed study of ACT local centres and retail planning (Volume 3 – Indicative Implementation Plan refers to this work).

Weston Creek has the largest share of population in the over 65 age group of any district, at 21% in 2021. With an older population the types of facilities and services may be different to other districts, and accessibility becomes a more important issue.

The district is relatively well serviced with community facilities, which are concentrated around the group centre and in nearby Woden. The provision of facilities needs to respond to changes in demand over time.

## Housing and affordability

Weston Creek's urban form is characterised by large blocks with predominantly low-density single detached dwellings (82%). This is similar to districts like Tuggeranong and Belconnen, which were developed based on cul-de-sac and suburban planning principles. Weston Creek has the lowest share of housing in apartment dwellings (4%) across the districts, and one of the lower shares of medium-density dwelling types (14%). The larger block sizes may provide some opportunities for more medium-density housing forms to address the identified demand in future, provided this type of infill development is delivered in appropriate locations and can contribute to other sustainable neighbourhood aims, including enhancing the blue-green network.

The areas showing the greatest overall suitability for potential future housing development are concentrated around the group centre, local centres and suburbs in the north such as Holder, Weston and Duffy. The outermost areas of the district are less suitable as they have comparatively lower access to transport and community facilities.

New development areas that are currently proposed are limited to the northern part of Weston (north of Cotter Road) for residential development. This includes a private community facility site and potential future land release of the site associated with the relocation of the RSPCA.

It can be difficult to deliver more active streets in lower density environments. However, Weston Creek has the benefit of an extensive open space and leafy neighbourhood character. This can be built on to enhance amenity and active travel opportunities for residents and the amenity of centres.

Weston Creek has a similar proportion of rental households in housing stress as for the wider ACT, at 22.6% in 2021 (compared to 23% for the ACT).



## 2. District Strategy for Weston Creek

### Vision for 2038 and beyond to 2050

In 2050 Weston Creek, the natural environment, home to and cared for over centuries by the Ngunnawal people, will continue to frame settlement in the district.

The district will interface with the Molonglo River to the north while, at the western edge, planning for new and existing development will prioritise and mitigate against bushfire risks. Where public access and conservation values allow, these natural areas will provide recreational opportunities and active travel connections.

The Weston group centre will have grown as an employment hub for the district, with a more diverse economic role and providing opportunities for small businesses to thrive, reducing the need for people to travel outside of Weston Creek for work. For those who travel to other areas, the district will be connected by new and enhanced rapid transit corridor to the City Centre, Molonglo Valley and Woden town centre.

The district will have kept its predominantly suburban character but also offer a diversity of medium-density housing types in appropriate locations, particularly around the Weston group centre and rapid public transit corridors.

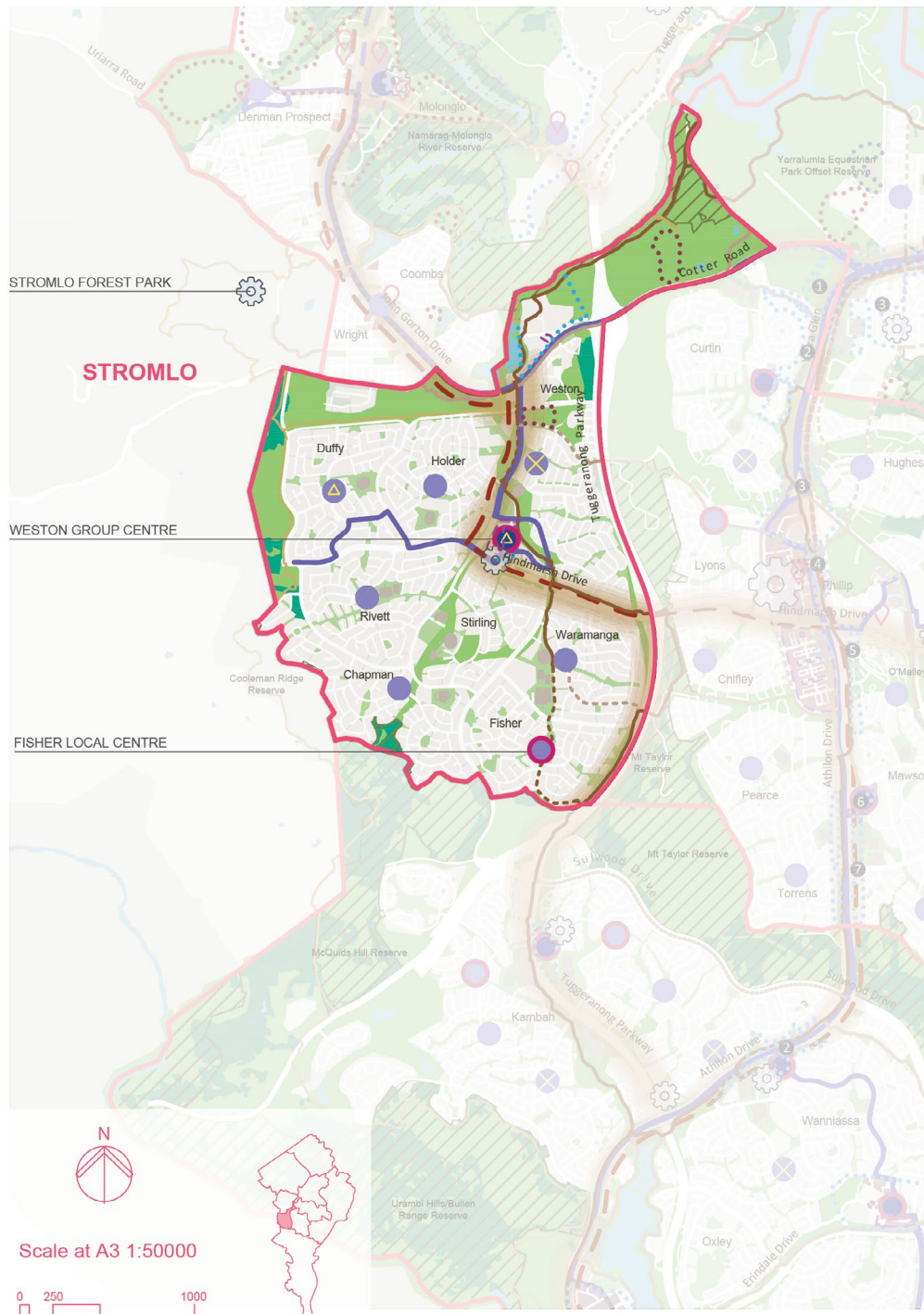
The district's local centres will be active hubs for the community with a range of services and day-to-day shopping. Residents will still benefit from accessibility to services and facilities in centres in nearby districts including the Woden town centre.

### District strategy plan

The Weston Creek District Strategy Plan (Figure 8) highlights the key structural elements and directions for the district based on each of the five big drivers (see Volume 1 and below). The district strategy plan highlights the following elements (though for some districts not all elements are relevant or shown in the maps):

- Current and possible future blue-green values and network connections
- Current and proposed new transport corridors and links, and others for strategic investigation
- Centres and locations requiring a particular focus on economic development and employment
- Existing and future proposed group and local centres that are a focus for consideration of planning and non-planning initiatives to support their ongoing viability and role as a community meeting place (with the centres to be confirmed through further investigation)
- Any new or future proposed community and recreational facilities
- Sites and precincts that are identified for future development through existing estate development planning, the Indicative Land Release Program or development proposals; they include an estimate of the number of dwellings they may deliver.

**Figure 8: Weston Creek District Strategy Plan**



## Legend

<span style="color: red;">—</span> District boundary	<span style="color: blue;">●</span> Local centre	<span style="color: brown;">—</span> Strategic investigation corridor
<b>Blue-green network</b>	<span style="color: darkblue;">●</span> Group centre	Note: Future light rail route to be determined through feasibility investigation
<span style="color: lightgreen;">■</span> Urban open space	<span style="color: blue;">⊗</span> Land zoned CZ4 - Local Centre but may functioning as a local centre	<b>Sustainable neighbourhoods</b>
<span style="color: green;">■</span> Urban ACT ecological network	<b>Strategic movement</b>	Key sites and change areas
<span style="color: darkgreen;">■</span> Sensitive ecological communities	<span style="color: brown;">—</span> Potential future light rail corridor	<span style="color: red;">●●●●●</span> Category 1 - Change could happen within 0-5 years
<span style="color: lightblue;">▨</span> Protected conservation area	<span style="color: blue;">—</span> Current rapid transit corridor	<span style="color: cyan;">●●●●●</span> Category 2 - Change could happen within 0-10 years
<span style="color: lightblue;">—</span> Water bodies	<span style="color: brown;">—</span> Current principal active travel route	<span style="color: purple;">●●●●●</span> Category 3 - Change could happen within 0-15 years
<span style="color: brown;">●●●</span> Sportsfields	<span style="color: brown;">—</span> Future principal active travel route	<b>Inclusive centres and communities</b>
<b>Economic access and opportunity</b>	<span style="color: brown;">—</span> Current main active travel route	<span style="color: red;">○</span> Possible centre initiatives
<span style="color: grey;">⚙</span> Economic and employment focus	<span style="color: brown;">—</span> Future main active travel route	<span style="color: blue;">⊗</span> Shopping centre improvement program underway
<span style="color: purple;">●</span> City/town/group/local centre and other c		



## Change areas and key sites

The Weston Creek District Strategy Plan (Figure 8) identifies change areas and key sites that may be suitable for a range of residential and non-residential uses, and what might be needed to support that change.

**It is important to note that district strategies do not regulate uses, nor do they zone or rezone land. Identification of sites in this section are subject to planning investigations including environmental, heritage, land use and other assessments. The outcomes of the work undertaken through the district strategy initiatives will inform future Territory Plan amendments. These are statutory processes that involve supporting reports and necessary assessments to make available land that is 'planning ready' in a clear and coordinated way.**

The change areas are included in three categories based on current knowledge of the individual sites and their immediate surrounding areas in terms of:

- proposals by Government and/or the private sector including Territory Plan variations
- sites identified in the indicative land release program for future development
- ongoing estate development planning in greenfield areas
- a range of new sites required to meet projected population, housing demand, employment locations, community facilities, services, sport and recreations uses and retail commercial and entertainment opportunities.

Change areas and key sites may shift between categories in response to new information from existing and ongoing projects or where there is need to stimulate development to meet community needs. In this regard, some projects may 'move' from one category to another depending on progress and timing. This would include projects that respond to housing demand, affordability and diversity including missing middle housing. In other situations, some projects may be delayed pending submission of documentation from external proponents or the Commonwealth Government. For some projects, initial site investigations might identify the need for more detailed investigations or specific studies. This is standard practice and highlights the iterative nature of planning for growth and change.

- Category 1 (Figure 9) – Change areas where detailed planning can proceed, consultation needs to occur, and change could happen within 0–5 years.

Category 1 change areas have been identified in the district strategies because they have either been confirmed by Government for future development or have well-progressed proposals that have been determined to have strong planning merits.

In Weston Creek the category 1 change areas include two sites that are subject of development proposals, one of which is being progressed under the National Capital Plan.

- Category 2 (Figure 10) – Change areas where detailed planning can proceed, consultation needs to occur, and change could happen within 0–10 years.

Category 2 change areas include sites that may have current conceptual high-level planning proposals or for which there are potential planning merits. Further planning and investigations are required to determine the development that could occur in these locations. Having regard to the five drivers and the need for infrastructure and services, it is noted that these change areas may not result in development across entire sites.

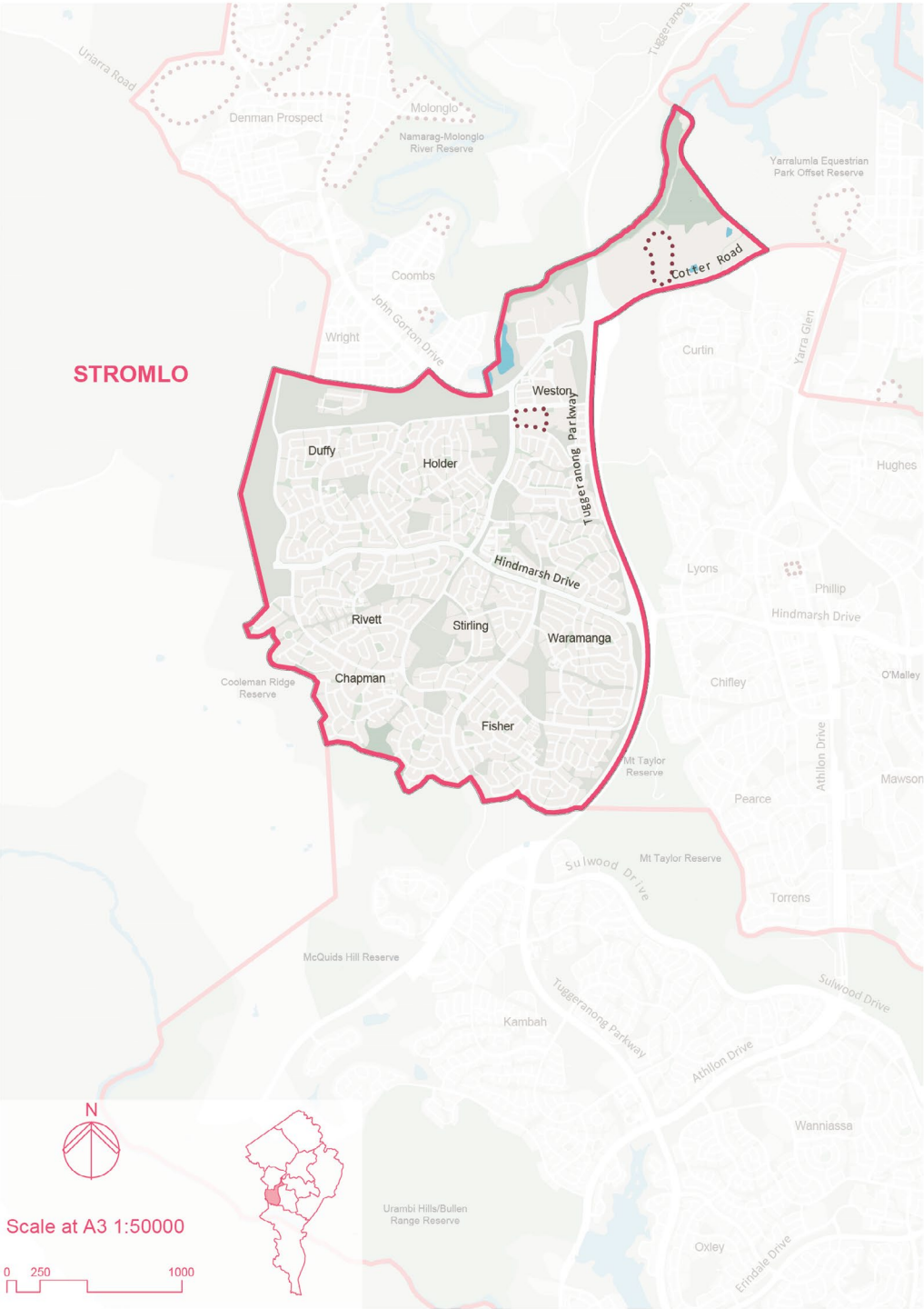
In Weston Creek the category 2 change areas include two sites relating to the Indicative Land Release Program.

- Category 3 (Figure 11) – Change areas where detailed planning can be considered, consultation needs to occur, and change could happen within 0–15 years.
- Category 3 change areas may be considered for future development, but require extensive further investigation, analysis and feedback to determine their suitability for development. These change areas also identify some sites that are part of ongoing development through an existing program or plan. Having regard to the five drivers and the need for infrastructure and services, it is noted that these change areas may not result in development across entire sites.

There are currently no category 3 change areas or key sites for renewal in Weston Creek District.



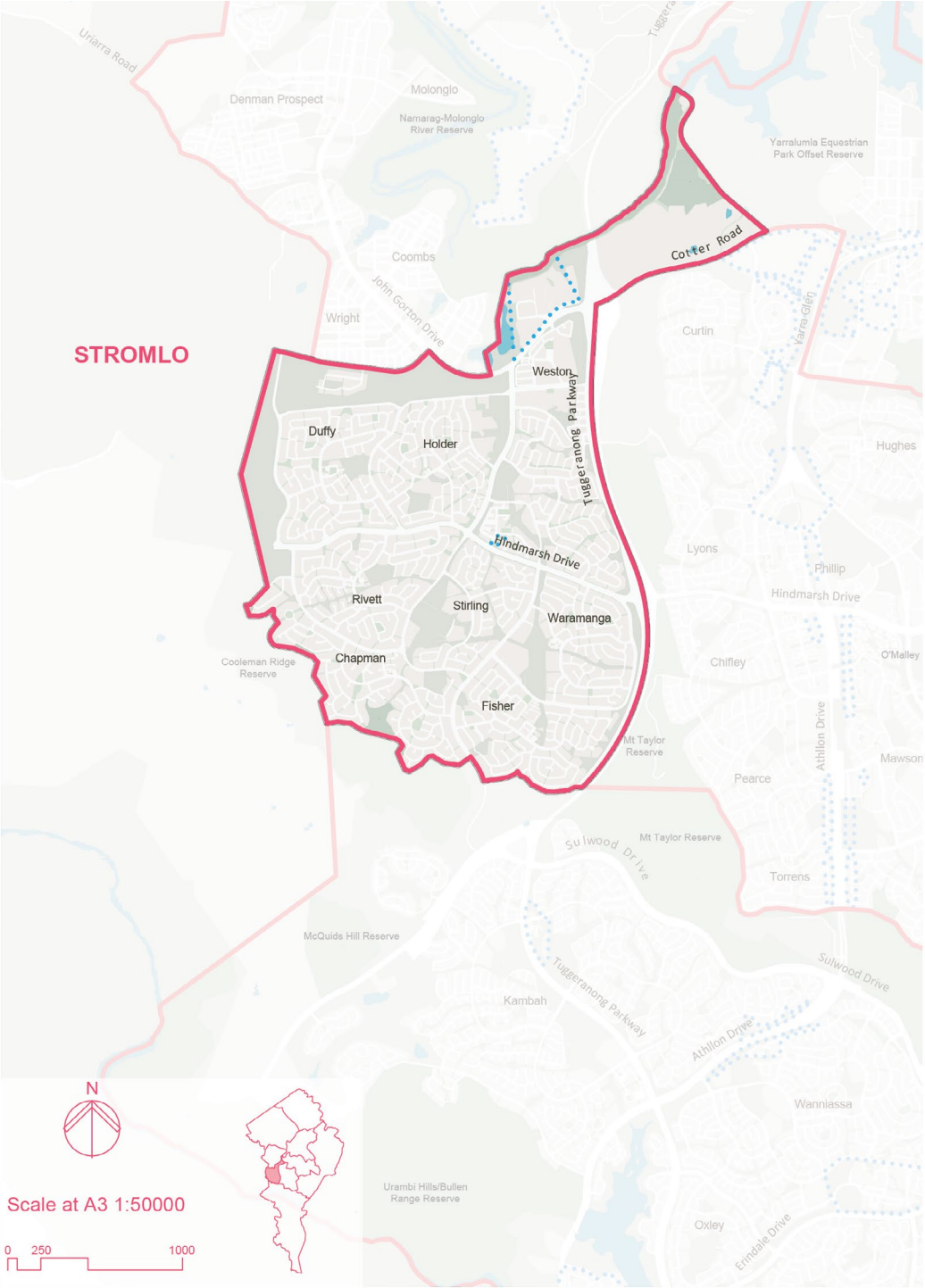
**Figure 9: Weston Creek – Category 1 change areas map**



**Legend**

- District boundary
  - Open space
  - Nature reserve
  - Water bodies
- Sustainable neighbourhoods**
- Category 1 - Change could happen within 0-5 years
  - Category 2 - Change could happen within 0-10 years
  - Category 3 - Change could happen within 0-15 years

**Figure 10:** Weston Creek – Category 2 change areas map



## Potential urban regeneration areas

New land releases and the redevelopment of large brownfield sites will not provide enough housing to cater for the projected growth in the population to 2050. Housing density in existing suburbs will need to increase over time through potential urban regeneration areas. This will involve more housing options in accessible locations such as around centres and along key transit routes, as well as more low-rise 'missing middle' type houses such as town houses, dual occupancies, duplexes and triplexes, co-housing, and terrace houses within existing suburbs.




Initial investigations have been undertaken to identify the potential suitability of different parts of Canberra for future increased housing density and diversity. A desktop analysis assessed all parts of the ACT against proximity to retail centres, public amenities and public transport nodes, the three important elements of medium-density areas to ensure continued liveability in these areas. The results of this work are detailed in Volume 4 – Background Material.

In the future, there will be need to undertake further investigations into potential urban regeneration areas that may be suited to redevelopment for housing. Investigations would include consideration of a range of matters such as existing character, heritage and environmental values, natural hazards, the practicalities of redevelopment and available infrastructure. Any areas being considered for rezoning to a higher density would involve community engagement.



## 5 big drivers, 10 targets and key directions

The following key directions for the 5 big drivers and 10 targets highlight the future vision for Weston Creek District. The targets in are set in Volume 1 with a detailed explanation.

5 big drivers	10 targets	Directions for Weston Creek
 <b>Blue-green network</b> <p>A protected network of natural and semi-natural areas is vital in providing clean air, water and visual amenity to suburbs, serving as native plant and animal habitat and supporting liveability and community wellbeing. The network supports land uses that protect and enhance ecosystem function, maintaining intrinsic cultural value and capacity to mitigate current and future climate risks.</p>	<p>More nature and water retention in the city.</p> <p>Expand liveable blue-green network connections.</p>	<p>Protect and enhance grassland, woodland and aquatic-riparian along the Molonglo River Corridor north and confluence of Yarralumla Creek.</p> <p>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.</p>
 <b>Economic access and opportunity across the city</b> <p>Selected major economic hubs and group and town centres across Canberra are a focus to strengthen the city's role in the national economy, but also to provide greater economic diversity and expanded access to employment opportunities for residents.</p>	<p>Improve economic opportunities in districts with a shortage of jobs.</p> <p>More jobs accessible to home.</p>	<p>Grow small business enterprise and employment opportunities in Weston group centre to enhance and diversify its key economic role for the district.</p>
 <b>Strategic movement to support city growth</b> <p>The developing public transport network provides access to employment centres and is a focus for future high quality infill development. The road network increasingly provides for multiple travel modes as well as dedicated movement corridors for private/public and commercial vehicular traffic. Land-use planning will be informed by transport planning and traffic modelling to address existing and potential traffic and parking issues.</p>	<p>Reduce car dependence.</p> <p>More active transport.</p>	<p>Enhance public transport priority connections to the City Centre and to Woden and Molonglo Valley in future.</p>

5 big drivers	10 targets	Directions for Weston Creek
<div data-bbox="165 237 240 315" data-label="Image"> </div> <p><b>Inclusive centres and communities</b></p> <p>Group and local centres provide accessibility for active travel and walkable access to daily necessities for surrounding communities. Possible centres are identified for investigation of appropriate planning and non-planning initiatives to support their ongoing viability and role as a community meeting place. This could include communities where social stresses may be in evidence. The actual centres are to be confirmed through further analysis. In addition, new community facilities support growth and underpin wellbeing across Canberra.</p>	<p>Greater activation of group and local centres.</p> <p>Improved community wellbeing.</p>	<p>Develop more diverse housing in and around the Weston group centre, integrated with rapid public transit corridors.</p>
<div data-bbox="165 792 240 871" data-label="Image"> </div> <p><b>Sustainable neighbourhoods</b></p> <p>New residential development is of a height and density appropriate to neighbourhood characteristics and amenities, provides a mix of housing types and is a means for sustainable transformation, including enhanced active travel and walkability and better connections to centres, net zero emissions initiatives, and social and affordable housing.</p>	<p>Greater housing choice and affordability to meet community needs.</p> <p>More inclusive and fair communities.</p>	<p>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.</p> <p>Strengthen the cross-district network of community facilities with consideration of demand and existing provision across Weston Creek, Woden and Molonglo Valley districts.</p>

### 3. Initiatives for the five big drivers

A series of initiatives will support delivery of the directions of the Weston Creek District Strategy. The initiatives are related to each of the five big drivers and their associated planning objectives. The following sections document these initiatives under each big driver, and their implementation through 12 pathways:

#### 1 Blue-green network preservation and expansion

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Maintain and enhance a protected network of natural and semi-natural areas to support liveability, cultural values, biodiversity conservation, climate adaptation and resilience, and community wellbeing.

#### 2 Detailed planning for future housing and employment

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Undertake further analysis, research and investigations to inform more detailed planning for future employment floorspace and housing.

#### 3 Territory Plan – applying urban character and design principles

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Make changes through the statutory planning system and Territory Plan, such as rezoning or implementation by district policies or zone policies.

#### 4 Transport and land-use integration

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Integrate land uses in planning for infrastructure projects like light rail and transport network development.

#### 5 Employment and economic focus areas

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Select centres to be a focus for enhanced economic development and employment outcomes through targeted planning and policy initiatives.

#### 6 Establish new innovation precincts

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Enhance the economic contribution of geographic areas where high value industry, research, health and education institutions and elite institutions are clustered together by enhancing physical and networking connections through targeted planning, asset development and management, and coordination initiatives.

#### 7 Group and local centres initiatives

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Provide targeted interventions to address declining group and local centres in established urban areas including some centres where socio-economic indicators are below the Canberra average.

#### 8 City making and urban improvement

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Develop key precincts to contribute to remaking the city through ‘urban improvement’, which means improving streets and public domain with more connections and greenery to encourage active travel and walking and enhance local liveability.

#### 9 Facilitate the net zero emissions transition

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Provide the infrastructure needed to deliver the transition, as well as supporting and encouraging building owners and development proponents to transition.

#### 10 Integrated infrastructure planning

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Integrate planning and delivery of infrastructure to support growth, including civil infrastructure, environmental upgrades and management, and community and recreational facilities.

#### 11 Investigate an innovative approach to facilitate comprehensive redevelopment

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Investigate a new ‘urbanising agent’ or governance models to facilitate significant redevelopment and urban improvement.

#### 12 Social and affordable housing contributions

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Investigate future initiatives to support increased social and affordable housing in Canberra.

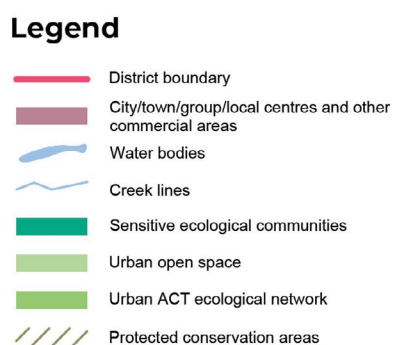


While some initiatives are already planned or underway, the potential timing for delivery is shown, based on the following indicative timeframes:

- Short term – next 5 years
- Medium term – next 10 years
- Long term – next 20 years
- Longer term – 20+ years
- Ongoing – action has commenced and is progressing as part of a rolling or continuing commitment.

Further details on implementation are provided in Volume 3 – Indicative Implementation Plan.

**Figure 11:** Weston Creek – Blue-green network



New development in Weston Creek District will need to contribute to enhancing the network of green space and waterways (the blue-green network) that protects environmental and cultural values and enhances their sustainability and resilience to climate change. Figure 11 highlights many areas with such values and where future connections and enhancements for ecosystem services and biodiversity outcomes can be created across the district. It also highlights areas of significance for heritage, including the Stromlo Forestry Settlement north of Duffy.

While many of these connective elements and ecological communities are protected by legislation, any new development in the district must consider and enhance these. An additional factor for Weston Creek is its proximity to nature reserves to the west, south and east (Narrabundah Hill, Cooleman Ridge, Mount Taylor and Oakey Hill) and the Molonglo River corridor in the north. This brings benefits for residents in amenity, views and recreational opportunities, but also risks in terms of bushfires. Any new development in the district needs to consider these risks, and plan for opportunities for bushfire risk management and recreational use without impacting on protected natural or cultural values.

Weston Creek has the benefit of an extensive urban tree canopy and larger blocks that contribute to the blue-green network. Maintaining this amenity while allowing for infill development in appropriate locations, and balancing inherent environmental values, will be important. Urban design interventions in parts to support water and biodiversity sensitive urban design and enhancements to the riparian network will be investigated.

Any development planning must respect heritage qualities of the district. These heritage values are protected under the *ACT Heritage Act 2004* and identified in full on the [ACT Heritage Register](https://www.environment.act.gov.au/heritage/heritage_register) [https://www.environment.act.gov.au/heritage/heritage\\_register](https://www.environment.act.gov.au/heritage/heritage_register).

The blue-green network can be further enhanced through living infrastructure initiatives that will result in greater canopy cover and permeability at the time of development. This will contribute to reducing urban heat island effects and greater amenity at the neighbourhood scale.

The initiatives for the blue-green network and implementation pathways and timeframes are shown in Table 1.

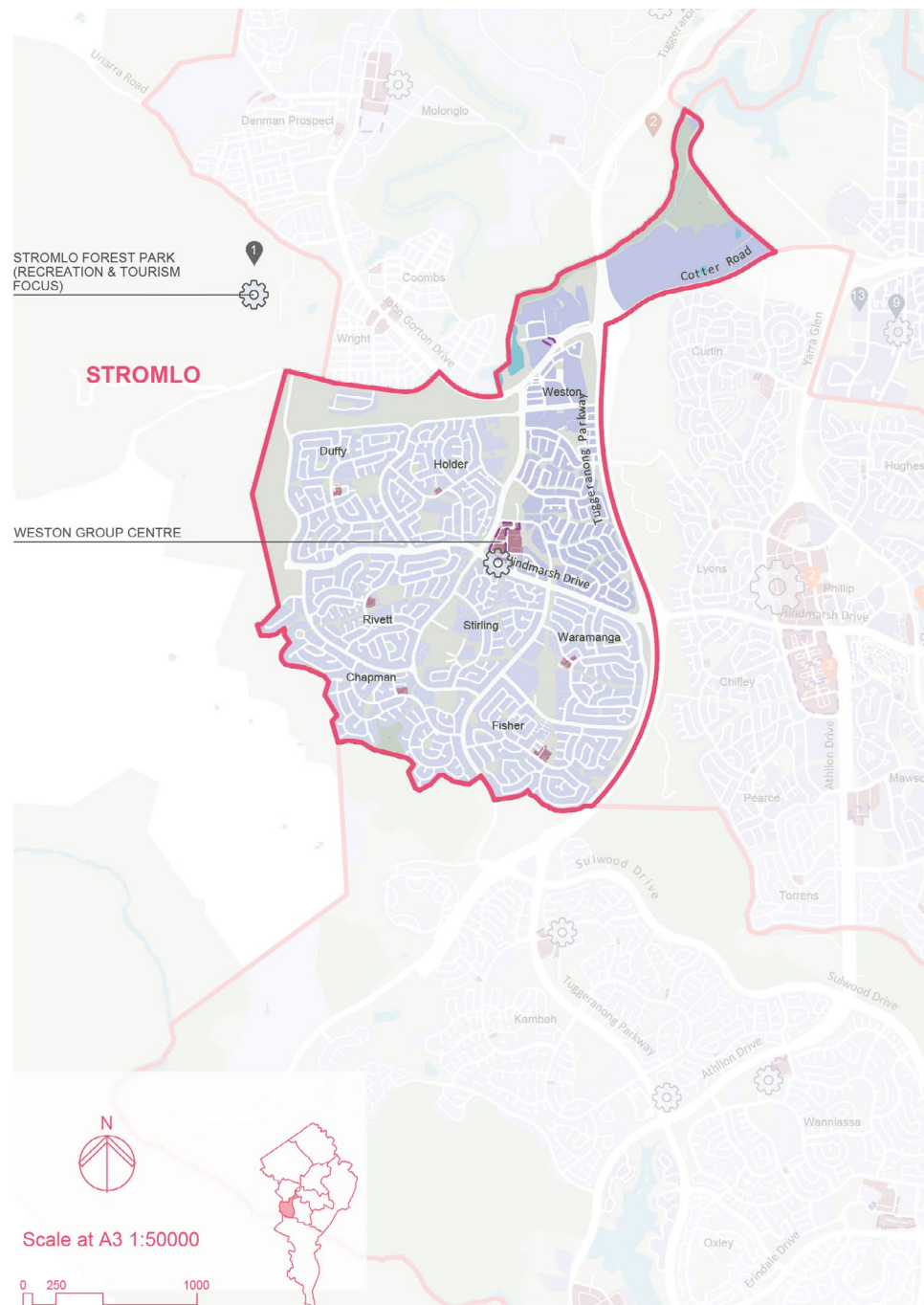
**Table 1: Weston Creek initiatives – Blue-green network**

Initiatives	Implementation pathway	Timeframe
1.1 Conserve, restore and reconnect priority areas of high-quality connected grassland, woodland and riparian corridors and catchments, including interfaces with nature reserves at the edge of the district.	1	Ongoing
1.2 Enhance and maintain grasslands along the Molonglo River corridor north and confluence of Yarralumla Creek, enforcing adequate ecological buffers.	1	Ongoing
1.3 Enhance and maintain riparian corridors and catchments along Weston Creek and Yarralumla Creek.	1	Ongoing
1.4 Utilise and enhance the blue-green network as areas are developed to provide greater amenity and connectivity within and between suburbs, including enhanced tree canopy cover and permeability in development planning for new path networks and adequate consideration of bushfire risks.	1	Ongoing
1.5 Implement enhanced water sensitive urban design (WSUD) and biodiversity sensitive urban design (BSUD) as part of all future development planning in the district.	3	Short term



## Economic access and opportunity across the city

**Figure 12:** Weston Creek – Economic access and opportunity across the city



The use of 'Location Quotient' analysis, drawing on the 2016 and 2021 censuses (Figure 13), shows that Weston Creek's economic strengths, based on a small employment base, are in the health and education sectors as well as some population serving industries. This reflects the district's largely suburban character, the fact that the district doesn't have a town centre, and the clustering of health and social services in the Weston group centre. Undeveloped and underutilised sites in and around the Weston group centre provide future opportunities to enhance the scale and specialisation of this sector in the district for small-scale office development hosting locally focussed business services. Growth in overall jobs will help to make the retail sector more viable.

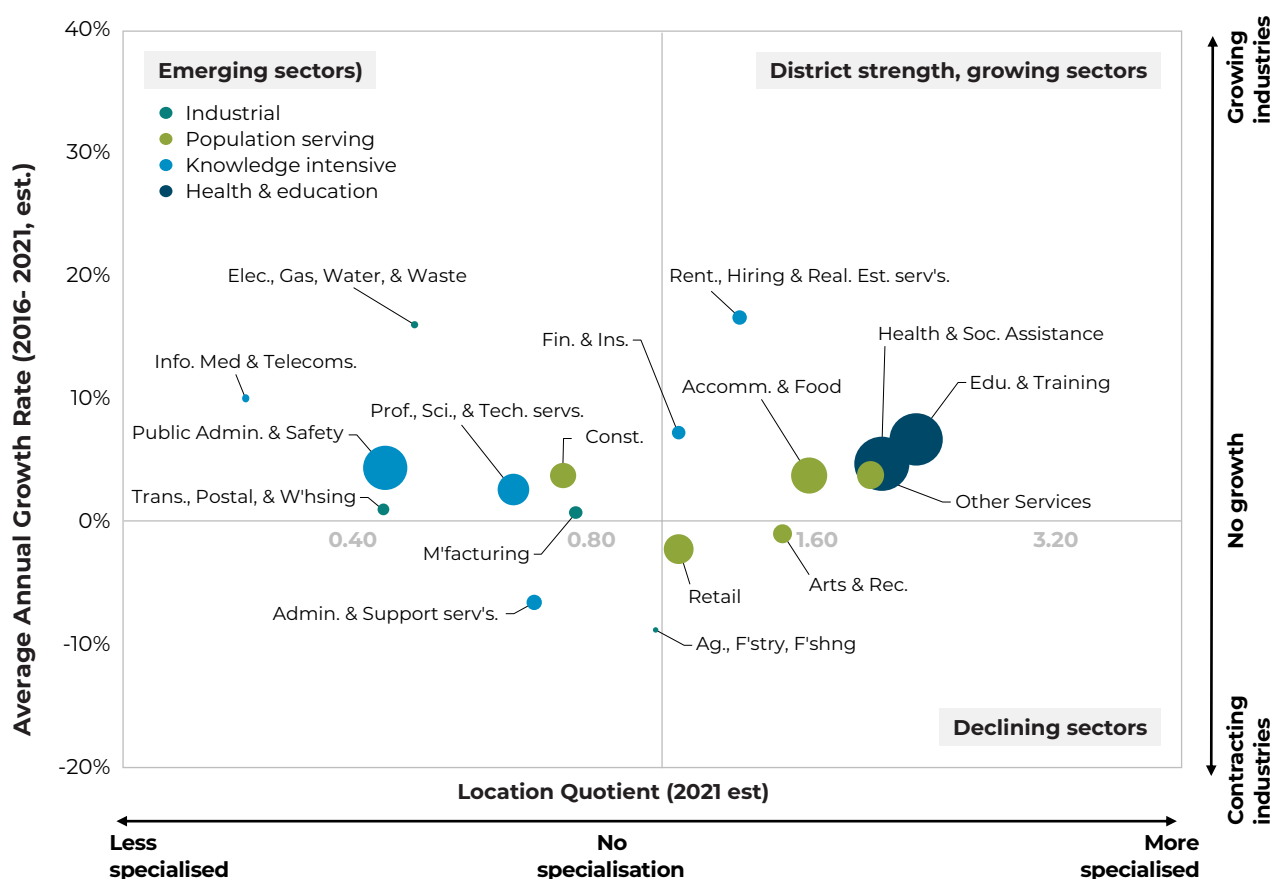
This profile of Weston Creek's industry sectors and strengths should inform future planning for the district's economic and employment centres and precincts.

## Location quotient

Location quotient (LQ) is a measure of relative industry specialisation of a local economy compared to a larger geographic area. In the chart below the share of jobs by industry in Weston Creek has been compared to the ACT as of 2021. A LQ score (*along the x-axis*) greater than 1 indicates a relative industry specialisation in the district and the higher the LQ the higher the specialisation. The other variable is growth between 2016 and 2021 (*along the y-axis*).

Emerging strengths and specialisations are indicated in the two right hand quadrants of the diagram. The top right shows industries that are specialised and growing, and the bottom shows industries that are specialised but contracting in employment. The size of the circles represents the numbers of jobs in each sector.

**Figure 13:** Location quotient – Weston Creek District 2016–2021



Source: based on ABS 2016 and 2021 Censuses.



The Weston group centre is currently performing well in terms of retail trade. Figure 12 identifies it as the central economic hub for the district and some suburbs in Molonglo Valley District such as Coombs and Wright. However, as the Molonglo Valley develops, it may revert to its previous function as a group centre serving Weston Creek District and surrounds.

Undeveloped sites in and around Weston group centre provide future opportunities for small-scale office development hosting locally focussed business services. 'Shop-top' (residences above ground floor shops) and other low scale and small block 'street facing' configurations will be prioritised. This will increase the centre's role as a local employment location while activating the centre with a greater mix of uses. Providing more capacity and opportunities for employment within the district, closer to home for local residents, may reduce pressures on major road networks that also service traffic from surrounding districts, and reduce the district's level of car dependence.

The types of interventions required in the Weston group centre need further investigation and planning. This could include consideration of elements such as existing building height controls, which may be prohibiting the capacity for and viability of more employment and mixed use floorspace. This work would be informed by analysis at the ACT level to understand the need for employment lands across the city. Consultation is also currently underway on potential urban design upgrades along Brierly Street through the centre.

Over the much longer term, significant strategic rapid transit initiatives that service the centre would provide an impetus for further development. In the meantime, growth in the group centre will be in the form of more incremental extensions to the capacity for retail and commercial floorspace.

### **Future housing and jobs – for further investigation**

The potential future housing demand identified for Weston Creek is for around an additional 300 dwellings by 2050, based on the current population projections (Figure 5). Incremental development under existing planning controls, the category 1, 2 and 3 change areas and in the future, potential urban regeneration areas will all contribute towards meeting this future demand.

As illustrated in Table 2, future housing opportunities for the district are higher than this projected demand. Around 1,000–1,500 dwellings are identified in land release sites and incremental turnover. Additional capacity in the potential urban regeneration areas of around 3,500–4,000 dwellings may be realised if these areas were planned in line with the appropriate urban character types (Table 3).

Further planning will be needed to fully understand the potential capacity for future housing in change areas and in future in potential urban regeneration areas, and any required changes to planning controls. The objectives under the five big drivers will be foundational to informing where future change in the district occurs.

The total baseline potential future employment across the district in 2050 (Table 2) is around 5,900 jobs (an increase of 790 jobs from 2021). The distribution between centres and locations is shown in Table 3. These projections link the change in jobs to projected population growth and reflect the existing distribution of employment across the ACT. If the population projections are surpassed, given the significant capacity opportunities, then future employment may be higher in general across the district. More specifically, Weston group centre is identified as an economic and employment focus area (with a ringed circle in the map), implying that higher than baseline employment numbers are desirable.

**Table 2:** Potential future housing demand and supply opportunities – for further investigation, 2050

Weston Creek District	Dwellings
<b>Potential housing demand</b>	<b>300</b>
<b>Future housing opportunities (total)</b>	<b>4,500–5,500</b>
→ Expected development under existing plans	1,000–1,500
→ Selected key sites and change areas	N/A
→ Potential capacity in potential urban regeneration areas based on urban character	3,500–4,000

**Table 3:** Potential total future employment (baseline only), 2050

Jobs by centre	2050	Economic and employment focus areas
Weston group centre	1,100	✓
Local centres	1,500	
Other (rest of district)	3,200	
<b>Total</b>	<b>5,900</b>	

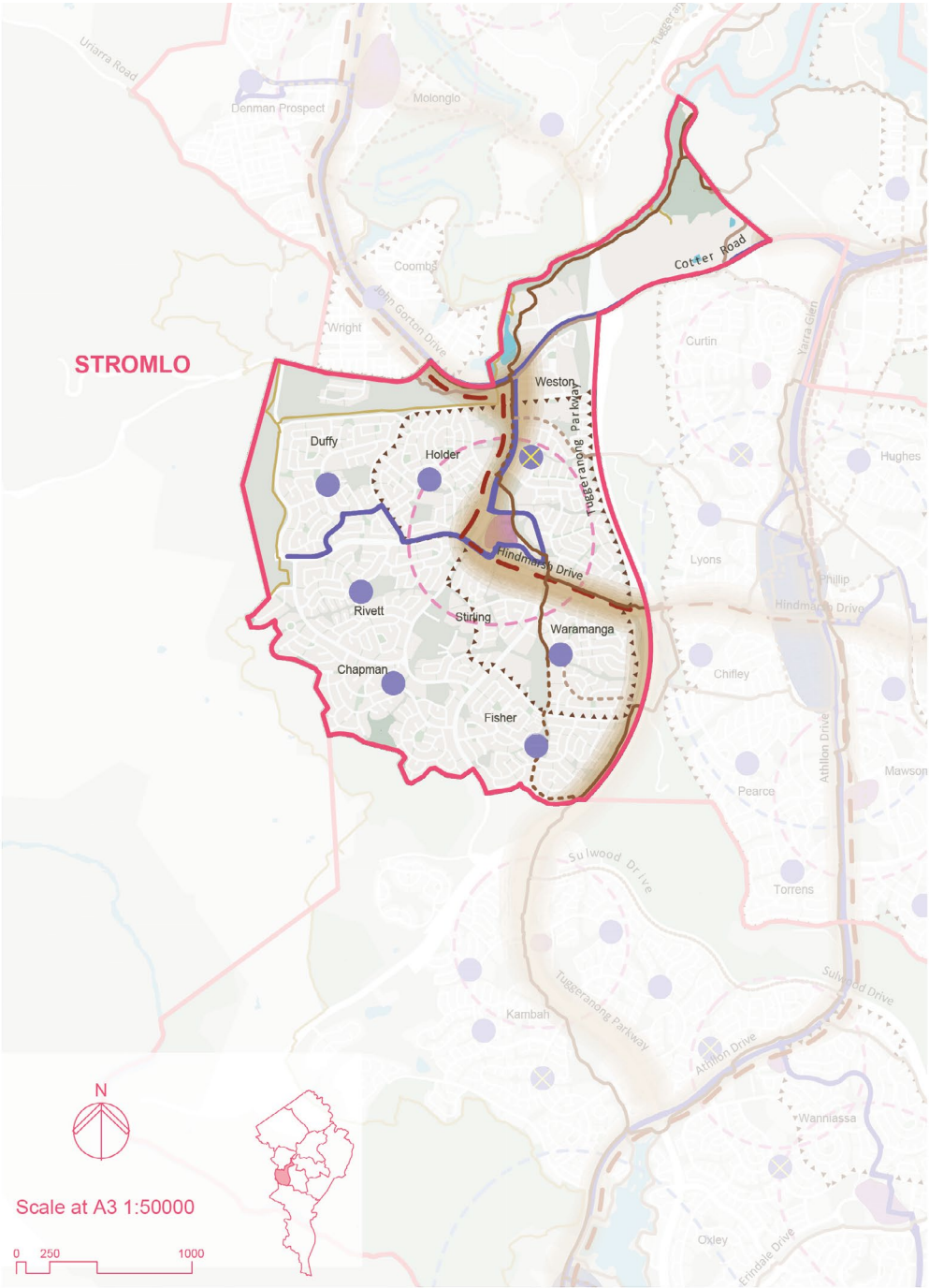
The initiatives for economic access and opportunity across the city and implementation pathways and timeframes are shown in Table 4.

**Table 4:** Weston Creek initiatives – Economic access and opportunity across the city

Initiatives	Implementation pathway	Timeframe
2.1 Undertake detailed planning and analysis at the metropolitan level to understand the need for employment floorspace across the city, informing planning for Weston group centre and its prospects for providing more services and employment opportunities for local residents.	2	Short term
2.2 Undertake detailed analysis of capacity in Weston group centre and prospects for more employment floorspace and diversity of employment uses, including review of existing building height and other controls in the Territory Plan with a view to facilitating low-scale, small block, street facing office and mixed-use developments.	2 3	Short term
2.3 In consultation with the community, implement urban design upgrades for Brierly Street to enliven Weston group centre.	7 8	Short term

Strategic movement to support city growth

Figure 14: Weston Creek – Strategic movement to support city growth



The ACT Transport Strategy 2020 was developed to consider the significant and transformational growth in Canberra in recent years, and a greater emphasis on urban infill. Investment in single modal solutions in isolation will no longer meet the strategic objectives or capacity needs of the ACT. A robust approach is needed to prioritise projects in a holistic manner that addresses all modes and improves the use of existing infrastructure.

As identified in Figure 14, Weston Creek has a rapid transit corridor into the City Centre from the Weston group centre, as well as several local services that connect the local centres across the district into Woden. No major new strategic public transport projects are currently flagged for Weston Creek. Long-term initiatives could include expansion of the rapid transit network to better service the district and link into nearby areas as part of the wider network across the city. Consistent with the ACT Transport Strategy, these strategic investigation corridors for transport could include:

- connections from Weston group centre to Woden via Hindmarsh Drive
- connections into the suburb of Molonglo from Weston group centre via John Gorton Drive.

More detailed analysis of the potential for these connections will be required as part of wider network planning for Canberra, and subject to testing of viability and the costs and benefits that would be delivered. Regardless of the mode, future planning for the rapid transit network should consider stop locations in relation to proximity to centres and areas of high amenity to allow for integrated and transport-oriented development.

An enhanced public transport network will also help ease pressures on the road network. Upgrades to Streeeton Drive, the main thoroughfare through the district, are being planned and designed to improve safety for pedestrians, bike riders and drivers at key intersections at Heysen Street in the north and Namatjira Drive in the south. Upgrades to widen pavements and provide greater separation between pedestrians, bikes and vehicles and other road users are being made to Cotter Road. These will improve access to key employment precincts such as west Deakin, the Parliamentary Triangle and the City Centre. Other local transport improvements will be identified through the implementation of the ACT Transport Strategy and Active Travel Plan.

Additions to the active travel network could include enhancements along the western portion of Rivett and Duffy, to link into the network at Stromlo Forest Park further north.

The initiatives for strategic movement to support city growth and implementation pathways and timeframes are shown in Table 5.

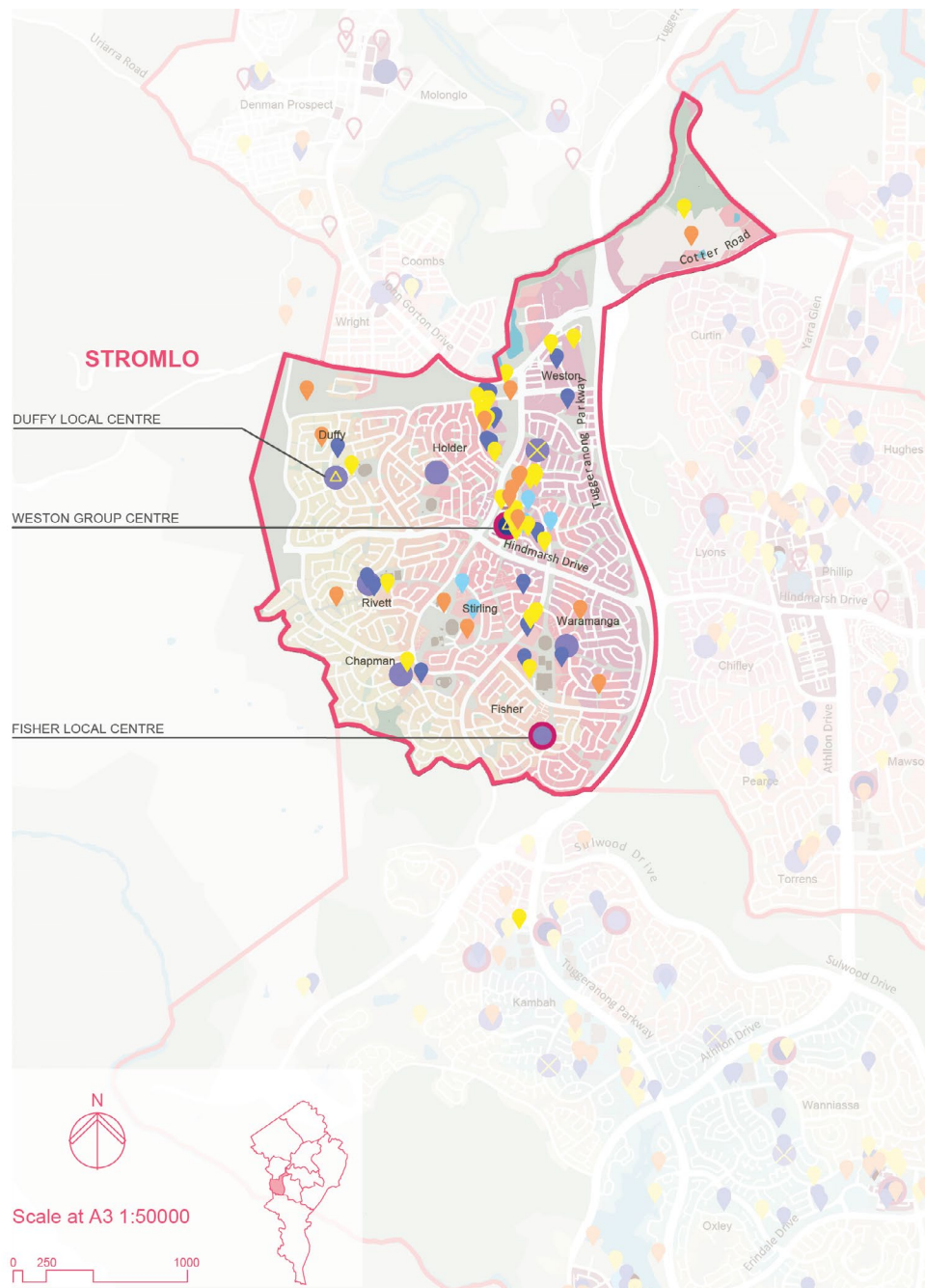
**Table 5: Weston Creek initiatives – Strategic movement to support city growth**

Initiatives	Implementation pathway	Timeframe
3.1 Analyse strategic investigation corridors for future rapid transit connections from Weston Creek to Woden and Molonglo Valley as part of planning for the wider Canberra network consistent with the ACT Transport Strategy over the long term.	4	Longer term
3.2 Review current and future rapid transit stops to create group and local centre connections and areas for transport-oriented development applying sustainable neighbourhoods objectives.	4	Ongoing
3.3 Deliver upgrades to Streeeton Drive intersections to improve safety for drivers, cyclists and pedestrians.	4	Short term



## Inclusive centres and communities

**Figure 15:** Weston Creek – Inclusive centres and communities



### Legend

<span style="color: red;">—</span> District boundary	<b>Existing community assets</b>	<span style="color: grey;">●</span> Sportsfields
<span style="background-color: #d3d3d3;"> </span> Open space	<span style="color: blue;">●</span> Health Aged care Hospital Medical centre	<b>Relative access to existing community facilities</b>
<span style="background-color: #90ee90;"> </span> Nature reserve	<span style="color: darkblue;">●</span> Education Early childhood education Schools: primary, secondary, tertiary	<span style="background-color: #ffcccc;"> </span> High
<span style="color: blue;">—</span> Water bodies	<span style="color: yellow;">●</span> Community Community centre Community hall Community gardens Place of worship	<span style="background-color: #ffffcc;"> </span> Low
<span style="background-color: #f08080;"> </span> City/town/group/local centre and other commercial areas	<span style="color: orange;">●</span> Recreation and sport Indoor/outdoor sports Skate parks Basketball courts Dog parks Aquatic facilities	
<span style="color: purple;">●</span> Local centre		
<span style="color: darkblue;">●</span> Group centre		
<span style="color: magenta;">○</span> Possible centre initiative		
<span style="color: blue;">△</span> Shopping centre improvement program underway		
<span style="color: blue;">X</span> Land zoned CZ4 - Local Centre but may not be currently functioning as a local centre		

Most of Weston Creek's local centres are performing well, with strong visitation and few vacant shops. However, the Fisher local centre is not functioning as well as it could. It will be given specific consideration for investigation of appropriate planning and non-planning initiatives to support its ongoing viability and role as a community meeting place. The Weston group centre should also be the subject of future planning to prepare for continued growth. Duffy local centre is in the process of receiving public realm upgrades, including a new play space for children, a bike track, toilets, accessible paths and better landscaping.

The Government's shopping centre upgrade program aims to create and protect local jobs and support local businesses. Many centres across the ACT have received upgrades since 2001, based on condition audits and community feedback. The current pipeline of shop upgrades is listed on the [TCCS shopping Centre Improvements website](https://www.cityservices.act.gov.au/Infrastructure-Projects/programs/shopping-centre-improvements) at: <https://www.cityservices.act.gov.au/Infrastructure-Projects/programs/shopping-centre-improvements>. Upgrades in Weston Creek include Duffy and at Brierly Street, Cooleman Court.

The revitalisation of local and group centres does not rest solely with ACT Government undertaking government funded upgrades on public land or to public spaces and streets in these centres. Private lease holders own land and buildings in many centres and private upgrades may play a more significant role in leading revitalisation of a local or group centre than government upgrading works. In addition, the planning system, planning agencies and land development agencies can encourage revitalisation by private investment through land release and, where appropriate, re-zoning. They can consider whether amendments are required to planning controls to allow additional uses in or around centres.

Planning and non-planning mechanisms will be investigated in some group and local centres, with initial possibilities for investigation illustrated in Figure 15. These include the Fisher local centre and the Weston group centre.

Further review of local and group centres (as part of the district strategy implementation) will confirm the priority centres where a program of planning and non-planning initiatives will be considered. The review will consider aspects such as: retail and economic characteristics; community needs and access to services; housing opportunity; opportunities to capitalise on planned investments in and around the centre; proximity to current and future infrastructure and the government's existing shopping centre improvement program objectives and criteria.

As shown in Figure 15, Weston Creek has a range of community and recreational facilities including the Weston Creek Community Centre and the Community Health Centre, allied health services and social support services concentrated around the group centre and in Holder. The district has schools, aged care facilities and district playing fields (Stirling and Waramanga). The eastern half of the district shows the highest level of accessibility to facilities, due to proximity to the Weston group centre and to facilities in nearby Woden.

Analysis, which has considered the growth of the population based on the potential housing demand and the existing provision of facilities in the district, has indicated that further investigation will be needed into the demand and potential for new or expanded access to facilities including:

- an emergency services facility to service the Weston Creek and Molonglo Valley Districts and a police station
- community meeting spaces
- community arts facilities for the Woden and Weston districts
- indoor and outdoor sports facilities.

As a smaller district without a town centre, Weston Creek is reliant on other districts for access to higher order facilities and employment typically provided for larger population catchments, such as aquatic facilities and libraries. Over the next 5 years, a needs analysis for arts centres at Gungahlin and Woden (serving Woden and Weston Creek) will be undertaken to inform further Arts ACT infrastructure decisions. Planning for the future needs of Weston Creek will consider the accessibility to, capacity of and demand pressures on these facilities in addition to those within Weston Creek. The generally older age profile of residents in the district may require different types of facilities and a focus on the accessibility of facilities. Other demographic shifts over time need to be planned for and accommodated including the need for facilities for younger age groups such as schools and Early Childhood Education and Care (ECEC – including child care).

Future planning for the district's group and local centres could consider opportunities for these types of uses to be delivered, noting that identifying potential locations for any new facilities will require further detailed analysis and due diligence, consultation with the community and whole-of-government approaches to delivery. Responsibilities for different types of facilities rests with different directorates and agencies. The planning and delivery of community facilities needs to consider long-term factors, including who will fund and manage facilities over time, not just the initial capital costs involved or locating a suitable site. Ideally, facilities should be delivered in accessible locations and co-located with complementary uses in centres. In addition to new facilities, renewal and enhancement of existing community facilities will be important to meet the needs of current and future residents.

The district has many existing clubs, providing for a range of ongoing community needs and interests. The ACT Government has made a series of commitments to reduce harm from gambling while supporting sustainable clubs. This includes facilitating planning and other processes to allow clubs to diversify to other revenue generating streams, especially development of available land for social housing and land supply purposes, where supported by the community.

The initiatives for inclusive centres and communities and implementation pathways and timeframes are shown in Table 6.

**Table 6: Weston Creek initiatives – Inclusive centres and communities**

Initiatives	Implementation pathway	Timeframe
4.1 Identify possible local and group centres for investigation of appropriate planning and non-planning initiatives to support their ongoing viability and role as a community meeting place. Initial possibilities are the Fisher local centre and the Weston group centre (where future economic opportunities will be a key focus).	5 7	Short term
4.2 Undertake detailed localised analysis to inform and confirm the need for new community and recreational facilities in Weston Creek District, considering interdependencies on Woden and other districts for higher order facilities. This includes collaboration across government directorates and with the community.	2 10	Short term
4.3 Identify unleased/available sites within Weston Creek District and assess their suitability for community facilities for which there is identified demand.	2 10	Ongoing
4.4 Make sure sufficient land is identified and preserved for social and community uses alongside residential growth to accompany areas of change and support economic development in further detailed planning for the Weston group centre.	2 3	Medium term

Sustainable neighbourhoods

Figure 16: Weston Creek – Sustainable neighbourhoods

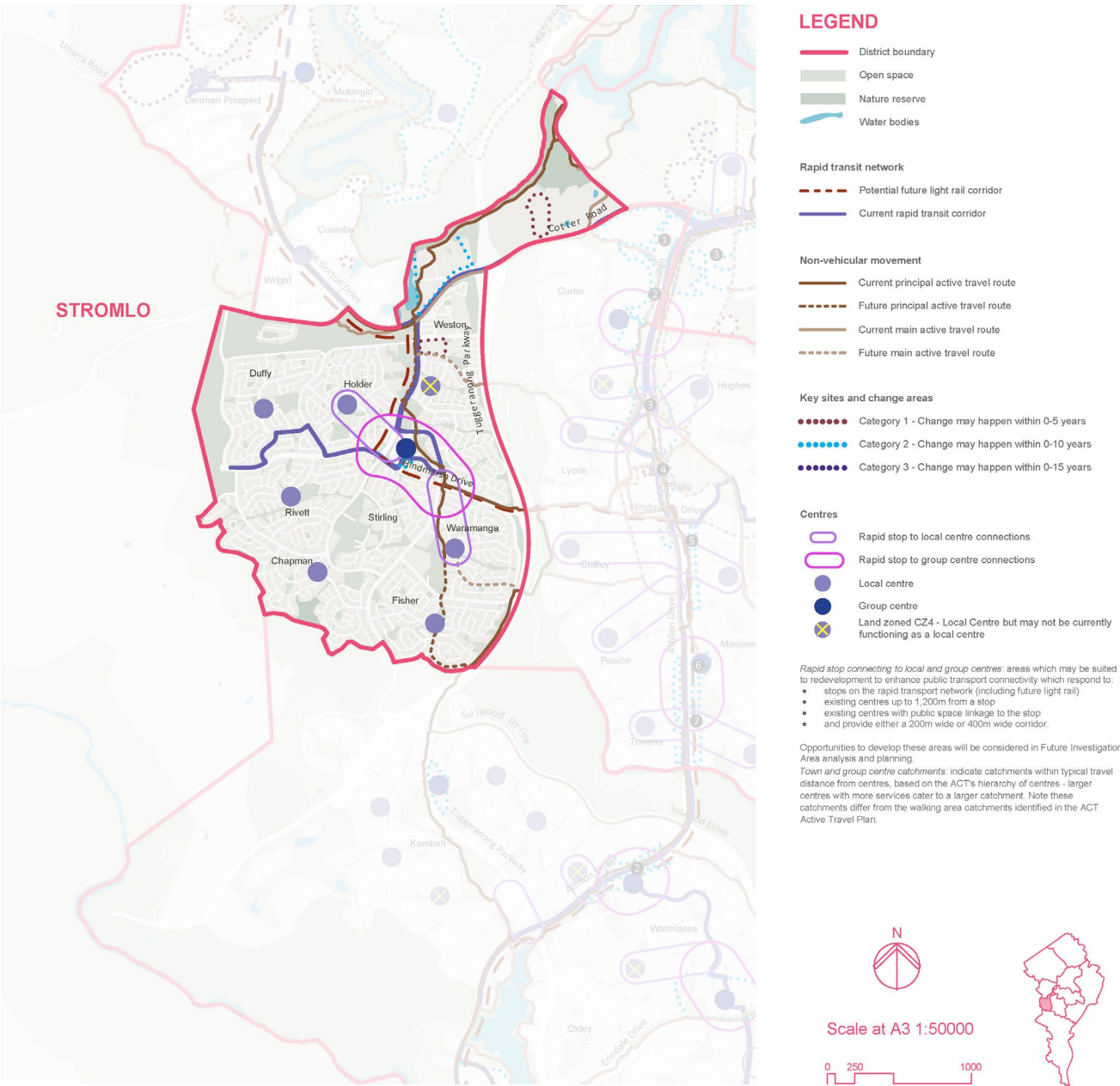




Figure 16 highlights the category 1, 2 and 3 change areas in Weston Creek District (based on the locations ranked in the top 25% for suitability across the ACT).

There are many steps before development of the category 1, 2 and 3 change areas can happen. Firstly, further detailed analysis will be required to better understand the best locations for housing development. This analysis will inform changes to the Territory Plan and planning controls. Further planning work and ongoing community consultation will then determine their suitability and realistic capacity for development and inform the type of development on these sites, including sites on the Indicative Land Release Program, so they deliver the desired urban character and a diversity of housing types. Planning will factor in the other important elements of delivering sustainable neighbourhoods including contributions to sustainability aims and active travel.

Figure 16 highlights areas between rapid transit network stops and centres within the district, primarily around the Weston group centre and nearby local centres including Waramanga and Holder. These areas are highlighted to make sure that any future renewal in these 'stop-to-centre' connection areas has a strong relationship and alignment between growth, transport infrastructure and access to amenities.

Stop-to-centre connection areas are areas between a current or potential future light rail or rapid transit stop and a local or group centre. They could provide an opportunity for additional development that is well located to public transport and local services.

A strong focus on the public domain should support sustainable neighbourhoods, as illustrated by the four approaches to City Making and Urban Improvement in Volume 4. Having a greater mix of densities and uses in some centres, particularly around the group centre, may also be appropriate subject to a detailed understanding of the need for different land uses at a metropolitan level.

More mixed-use development in the Weston group centre, configured to support street activity, could enhance the vibrancy of the centre along with the upgrades currently proposed for Brierly Street. Mixed uses could potentially include shop-top housing, as in other group centres across the ACT.

An important part of delivering sustainable neighbourhoods will be addressing housing affordability. Planning and land release can contribute to addressing affordability by planning for a diversity of housing types and land supply to meet different needs and budgets. The continued delivery of actions under the ACT Housing Strategy will support future development in Weston Creek.

The initiatives to support sustainable neighbourhoods implementation pathways and timeframes are shown in Table 7.

**Table 7: Weston Creek initiatives – Sustainable neighbourhoods**

Initiatives	Implementation pathway	Timeframe
5.1 Undertake further detailed analysis and modelling to identify future housing needs not able to be met by identified change areas across Weston Creek District.	2	Short term
5.2 Apply district strategy objectives to the Weston group centre, particularly those for the sustainable neighbourhoods driver.	2 8	Medium term
5.3 Identify and prioritise local-scale projects to promote active streets, celebrating existing leafy areas and local centres, in line with the implementation of the ACT Transport Strategy and integrating 'urban improvement' approaches.	4 8	Medium term
5.4 Achieve improved tree canopy cover, permeability and urban heat outcomes in development precincts when compared to similar previous precincts in line with the implementation of the ACT Urban Forest Strategy 2021–2045.	3	Ongoing
5.5 All development precincts to provide the infrastructure needed to deliver the net zero emissions transition, with additional precinct-based initiatives to also be encouraged.	9	Ongoing
5.6 Investigate planning and design provisions that encourage the supply of affordable housing.	12	Medium term

## Planning for selected key sites and change areas

The district strategy plan (Figure 8) and sustainable neighbourhoods plan (Figure 16) identify key sites and change areas that may be suitable for a range of residential and non-residential uses (including consideration of education, health and recreation facilities).

The change areas are included in three categories based on current knowledge. Change areas and key sites may shift between categories in response to new information.

- Category 1– Change areas where detailed planning can proceed, consultation needs to occur, and change could happen within 0–5 years.
- Category 2 – Change areas where detailed planning can proceed, consultation needs to occur, and change could happen within 0–10 years.
- Category 3 – Change areas where detailed planning can be considered, consultation needs to occur, and change could happen within 0–15 years.

There are currently no priority 3 change areas' or key sites for renewal in Weston Creek District.

**Not all areas within the boundaries of the key sites may be developed. Some areas are included for context to make sure consideration is given to the relationship with surrounding areas. Key site area boundaries will be refined as planning progresses.**

**In future, key principles to guide future planning for a selection of key sites can be provided for some districts. The planning for these sites is subject to further investigations and community consultation.**

## 4. Supporting infrastructure required

Weston Creek's integral connection with transport, utility and blue-green networks is central to delivering the planned future for the district.

Existing infrastructure connects this smallest district to surrounding areas including Woden district and is also focused on the central waterway of Weston Creek and surrounding hills, ridges and buffer zones. The majority of the pit, pipe, cable and road network in Weston Creek was constructed in the 1970s and 1980s. Most existing infrastructure is operating within capacity.

To support future growth in the district, a range of infrastructure initiatives and upgrades will need to be provided, including in the road and path network, WSUD, stormwater, sewer, water supply and electricity. Several projects are already planned or underway, as shown in Table 8. Further infrastructure capacity and augmentation feasibility studies will be required for the district to identify where infrastructure networks require extension or upgrading to support the delivery of this strategy and the district strategy plan. There are infrastructure capacity studies being undertaken across the ACT to provide comprehensive capacity analysis of urban renewal opportunities consistent with the ACT Planning Strategy 2018.

### Road and path networks

Some parts of the road network in Weston Creek are already under capacity pressure, especially where these exit the district at Hindmarsh Drive and Cotter Road. The ACT Transport Strategy 2020 was developed to consider the significant and transformational growth in Canberra in recent years with a greater emphasis on urban infill. Investment in single modal solutions in isolation will no longer meet the strategic objectives or capacity needs of the ACT. A robust approach is needed to prioritise projects in a holistic manner that addresses all modes and improves the use of existing infrastructure. The ACT Active Travel Plan, provides details of active travel network and infrastructure for walking, cycling, scooting, skateboarding and other types of micro mobility.

Hindmarsh Drive and Cotter Road, as the main arterial roads, are under capacity at peak times. Current traffic growth will need to shift to other more sustainable transport modes including active travel. Transport infrastructure projects will need to prioritise modal shifts and enhance connectivity, road user safety and amenity.

Roads and infrastructure planning and design should include consideration of the blue-green network connections to promote wildlife-friendly crossings and thoroughfares.

A potential future light rail connection between Woden and Molonglo Valley, traversing through Weston Creek, is being investigated over the longer term, with these connections operating as bus-based rapid transit corridors in the short to medium term.

### Water sensitive urban design (WSUD)

WSUD and stormwater infrastructure have many broader social, recreation and environmental benefits in addition to their importance as civil infrastructure. There are many areas where WSUD and riparian corridors will supply a multitude of outcomes, including as drainage lines and floodways, catering for wildlife habitat and connectivity, active travel and public access for passive recreation, as well as contributing to the amenity and aesthetics of the public realm.

There is a limited water quality network due to the age of most stormwater infrastructure in the district. The North Weston ponds project and ACT Healthy Waterways project have improved stormwater quality in Weston Creek in lower reaches of the district in recent years. There is a need to identify suitable sites for water quality improvement within other urbanised areas. Urban intensification will also require additional development-scale WSUD measures to be implemented where these occur in the district.

## Stormwater

The ACT's stormwater network is based on pit and pipe infrastructure in local catchments for minor flows. Major flows are conveyed in road reserves, urban floodways and drainage channels to Weston Creek and the Molonglo River downstream. Rainfall estimates, design methods and design philosophies have changed since the majority of the stormwater network was designed, including allowances for the impacts of climate change. Climate change and increased impervious surfaces increases the demand on the stormwater network and the flooding hazard to the community.

Urban intensification adjacent to waterways and overland flow paths will require ongoing assessment of public safety and property risks. This assessment of risks will also need to consider opportunities to retain water in the landscape through the use of permeable surfaces and WSUD to manage water flows and allow water penetration to sustain vegetation and allow ground water recharge.

A stormwater harvesting and reuse network has been proposed in conceptual detail for Weston Creek. This has not yet been implemented.

## Wastewater

Icon Water manages the wastewater (sewer) network. No major capacity constraints have been identified within the Weston Creek area under the current population projections. Challenges are identified within local networks related to urban intensification and changes in land rezoning which will require minor network upgrades.

## Water supply

Icon Water manages the potable water supply network. Modelling indicates there are currently no major capacity constraints. More broadly, population projections will be critical for long-term infrastructure planning due to the long lead time required for establishing new supply sources and reservoirs.

## Electricity

Evoenergy operates the electricity distribution network within the ACT. Significant upgrading of the electrical energy system will be necessary with the phasing out of natural gas and the broader uptake of zero emissions vehicles thus resulting in higher electricity demand for heating and electric vehicles. Significant changes are also happening in the electricity market, including embedded generation networks and the ACT Government's legislated target of achieving net zero emissions by 2045.

Electricity is supplied to Weston Creek primarily from Woden zone substation near Lyons that is operating near capacity. A new zone substation in Molonglo Valley is currently being constructed and will also support some of Weston Creek's load. Prior to this coming online in 2025, Evoenergy is working with a non-network provider to utilise a battery energy storage system to support Molonglo Valley's growth. Installation of other battery storage systems may also become a business-as-usual part of the electricity network for major redevelopment areas over time.



## Planned infrastructure upgrades

The ACT Government and utility companies are committed to providing for the infrastructure needs of a growing city.

A summary of key planned short-term infrastructure upgrades for Weston Creek is summarised in Table 8. This infrastructure pipeline will continue to evolve in response to district needs, government policy, budget allocation, regulatory approvals and the required studies.

**Table 8:** Planned short-term infrastructure upgrades for Weston Creek

Sector	Project	Development agency
Urban infrastructure	Duffy shops upgrade	TCCS
Urban infrastructure	Brierly Street upgrade	TCCS
Urban infrastructure	Signalisation of the Hindmarsh Drive and Brierly Street intersection	TCCS
Urban infrastructure	RSPCA relocation	TCCS
Urban infrastructure	North Weston development	SLA
Transport	Streeton Drive safety improvements	TCCS

**Note:** This table is current government initiatives at the time of publication. For an up-to-date version of the TCCS initiatives and projects refer to <https://www.cityservices.act.gov.au/Infrastructure-Projects>