



**ACT**  
Government

Environment and Planning

NOVEMBER 2015



# URBAN RENEWAL

## MAWSON GROUP CENTRE MASTER PLAN

The Mawson Group Centre Master Plan was endorsed by the ACT Government in October 2015.

### Vision:

*Mawson group centre will be an attractive, accessible, convenient centre offering a diverse range of goods, services and transport and housing options. It will be a centre that is able to evolve in the future as the community's needs and demands change.*

The master plan recommends how to build on the important qualities of the centre. It sets out an integrated plan for how the centre could develop as a vibrant, sustainable centre that continues to serve the Woden Valley and wider Canberra community.

The master plan reflects key ACT Government policies: ACT Planning Strategy, Transport for Canberra, ACT Climate Change Strategy and Action Plan, ACT Water Policy and the Healthy Weight Initiative.

The main principles of this plan are:

1. Establish five distinct precincts to help the centre evolve as needs and demands change.
2. Establish a new public transport precinct to cater for the centre's growing role as a public transport hub.
3. Allow residential, commercial, retail, entertainment and service uses to support the centre's economy.
4. Encourage day and night activity in the centre.
5. Ensure the centre is easy to get to by foot, bicycle, public transport and car.
6. Create a people-friendly environment for everyone, no matter their age or ability.



Artist's impression of the Mawson group centre



### Yarralumla Creek

- A wetland to provide recreational activities and improve water quality, depending on outcomes of current studies.
- Better pedestrian connections across the creek.

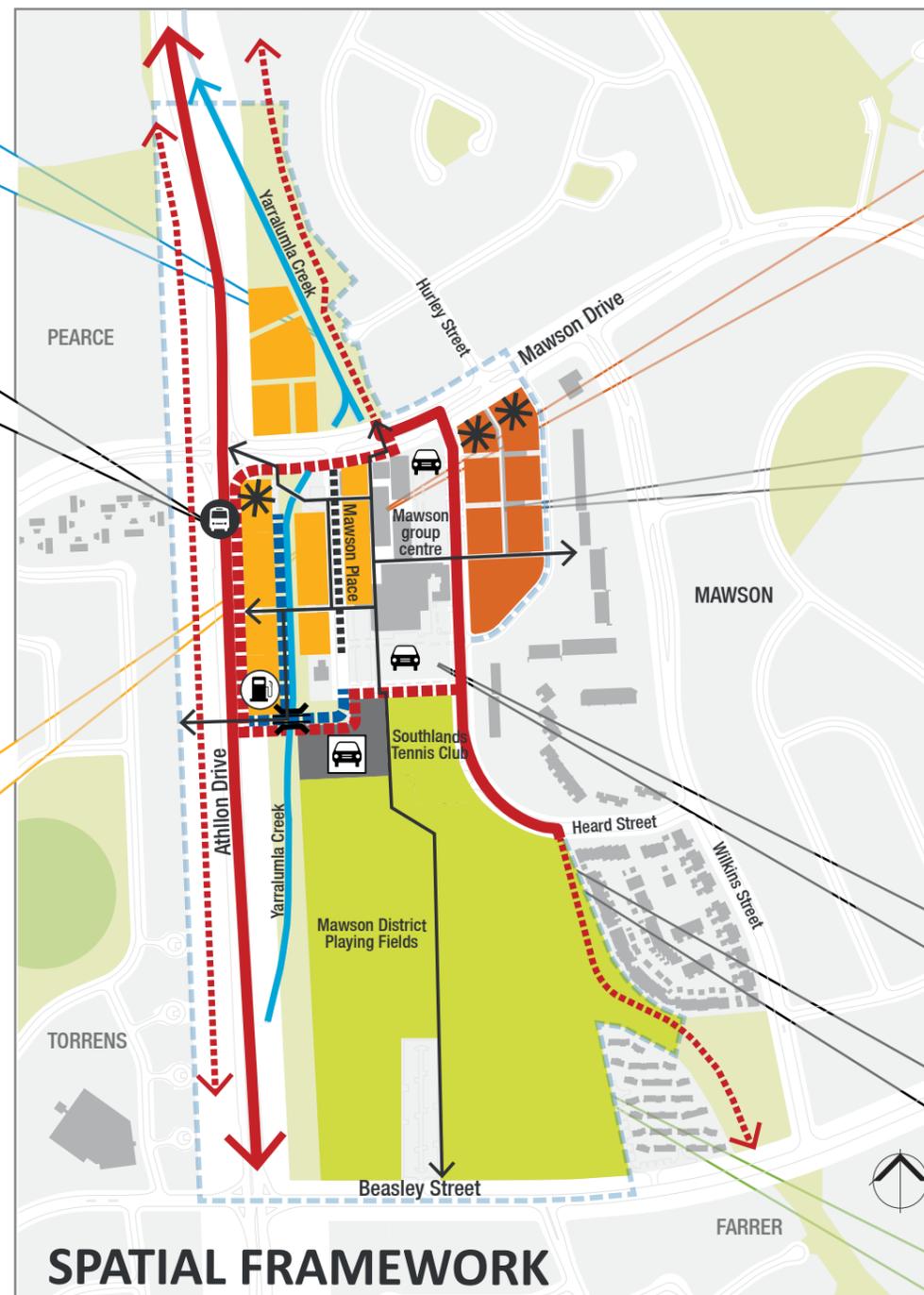
### Public transport precinct

- A 'marker building' up to eight storeys indicates arrival at the centre and extends the centre closer to Athllon Drive.
- Service station site identified further south, making way for a safer connection between the Park and Ride and the centre.
- New, mixed-use development of four to eight storeys allows residents to benefit from living close to businesses, services, facilities and public transport.
- Development ensures better, safer connections from public transport facilities to the centre for pedestrians and cyclists.
- Park and Ride site may be sold for development, with the Park and Ride relocated to a nearby site or integrated within the development.
- Park and Ride will expand when demand increases.
- Athllon Drive has a corridor reserved for public transport, including potential future light rail.

### Mawson Place precinct

- Development has active uses (e.g. shops and cafes) on ground level and residences or offices above meeting increasing demand for apartment living and stimulating the day and night-time economies.
- Pedestrian links through the blocks improve access to public transport on Athllon Drive.
- Mawson Place is a shared zone for cars, cyclists and pedestrians with a mix of two, four and six storey development.

### Artist's impression of Mawson Place as a main street



LEGEND			
	Landmark site		Yarralumla Creek
	On-road cycle lanes		Mawson Place as a main street
	Existing shared-use path (pedestrian and cyclist path)		Proposed new road
	Proposed shared-use path (pedestrian and cyclist path)		Potential redevelopment opportunities
	Key laneways and pedestrian routes		Mixed-use development supportive of public transport
	Mawson District Playing Fields		Proposed transport hub
	Potential structured parking		Existing surface car parks to remain
	Potential service station site		Potential Bridge

This spatial framework shows the recommended vision for the Mawson group centre. It shows how five distinct precincts within the area can encourage development, business and people to the centre.

### Centre core precinct

- REMAINS LARGELY THE SAME, WITH A MAXIMUM OF TWO STOREYS IN THE CURRENT CORE AREA TO PRESERVE THE SOLAR ACCESS TO COURTYARDS AND PROTECT THE 'HUMAN SCALE' OF THIS AREA.
- INTERNAL WALKWAYS AND COURTYARDS INVESTIGATED FOR PUBLIC DOMAIN IMPROVEMENTS.
- PEDESTRIAN CROSSING ACROSS MAWSON DRIVE IMPROVED.
- NO CHANGES TO SURFACE CARPARK ON BLOCK 25 SECTION 46 (NEXT TO SUPERMARKET).

### Mixed-use precinct (currently the clubs precinct)

- Entertainment uses, such as the clubs, continue.
- Two 'marker buildings' up to six storeys indicate arrival at the centre from the east and provide opportunity for residential development in the centre.
- Building heights of two storeys around the core area and four storeys to the eastern side.
- A mix of land uses includes residential and large-scale retail (and allows for an additional supermarket if needed in the future).
- Development is designed to ensure views to Mount Taylor from existing apartments to the east of Mountevans Street are considered.
- Block 6 Section 57 surface carpark reserved for a supermarket when there is clear demand for a second supermarket.

### Surface carpark on Block 25 Section 46

- Kept as surface parking.

### New carpark

- Potential site for a new, structured carpark in the long term.

### Open space and sports precinct

- Stays as a significant sport, recreation and open space facility for the Canberra community.
- Safe and accessible pedestrian and cyclist connections are provided.
- A formalised pedestrian connection through the Mawson District Playing Fields is provided.
- Provides opportunity to manage potential flooding from Yarralumla Creek.



## What the community said

While there were some mixed views, the community supported:

- the overall plan and new development
- building heights
- turning Mawson Place into a main street
- better, more pedestrian-friendly and safe paths
- maintaining convenient car parking
- more green space and upgraded public spaces
- improved traffic management
- potential wetland on Athllon Drive
- potential for light rail along Athllon Drive.

As part of addressing these comments:

- further studies on proposed buildings were conducted, including shadow diagrams, to determine how they would impact on the centre
- the main carpark next to the supermarket will not be allocated for development
- better connections have been recommended.

The following recommendations from this plan also help address those messages.

## More residential and mixed use development

More apartments and townhouses near the centre benefit individuals, the centre economy and the Territory. For example:

- development will cater for up to 1200 new dwellings to meet demand, particularly for ageing in place
- centre living attracts people seeking to live near shops, services and rapid public transport
- more medium and high density housing meets the ACT Government's priority for urban renewal and a more compact city form
- more people living in the centre encourages more businesses, services and entertainment venues—and therefore more employment safety is also improved when there are more people around and where buildings have 'active frontage' to the streets.

## Improved layout

The plan recommends how to make it easier and more pleasant to visit and use the centre, for example:

- parking will remain convenient
- a clear, safe pedestrian and cycle network will provide easy access to and around the centre
- connections between the Park and Ride, through new developments, will be clearer, safer and more pleasant
- buildings will be environmentally sustainable, including solar passive design and consideration of solar access to public spaces and surrounding developments.

## What's next?

A change to the Mawson Precinct Code in the Territory Plan will pave the way for many of the recommendations in the master plan. These changes will include further community consultation.

Upgrades to the centre's open areas, playing fields, pedestrian and cycle paths will require ACT Government funding, which will be dependent on further investigations, future budget bids and private sector contributions.

Several Territory-owned sites are already nominated for land release and will happen over time.

Opportunities to develop and redevelop existing sites for offices, residences and other uses will need to be taken up by private industry.

## For more information

See the full master plan at [www.planning.act.gov.au](http://www.planning.act.gov.au)

Email [Mawson@act.gov.au](mailto:Mawson@act.gov.au)

Call 13 22 81 (and ask for EPD Strategic Planning)

## Artist's impression of the centre from Athllon Drive

