



Australian Government  
National Capital Authority

*Australian Capital Territory (Planning and Land Management) Act 1988*

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# Draft Amendment 97

## Block 7 Section 4 Yarralumla (former Australian Forestry School)

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*November 2023*

## Introduction

The National Capital Authority (NCA) is established under the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act). The National Capital Plan (the Plan) came into effect on 21 January 1990. In accordance with the Act, the NCA is required to keep the Plan under constant review and to propose amendments to it where necessary. The object of the Plan is '*to ensure that Canberra and the Territory are planned and developed in accordance with their national significance*'.

The Plan identifies matters of national significance in the planning and development of Canberra and the Territory. These are:

- The pre-eminence of the role of Canberra and the Territory as the centre of National Capital functions, and as the symbol of Australian national life and values.
- Conservation and enhancement of the landscape features which give the National Capital its character and setting, and which contribute to the integration of natural and urban environments.
- Respect for the key elements of the Griffins' formally adopted plan for Canberra.
- Creation, conservation and enhancement of fitting sites, approaches and backdrops for national institutions and ceremonies as well as National Capital uses.
- The development of a city which both respects environmental values and reflects national concerns with the sustainability of Australia's urban areas.

Within the framework of this legislative object or goal, key objectives of the Plan are to:

- Recognise the pre-eminence of the role of Canberra and the Territory as Australia's National Capital.
- Further develop and enhance the Central National Area which includes the Parliamentary Zone and its setting and the main diplomatic sites and national institutions, as the heart of the National Capital.
- Emphasise the national significance of the main avenues and approach routes.
- Respect the geometry and intent of the Griffins' formally adopted plan for Canberra.
- Maintain and enhance the landscape character of Canberra and the Territory as the setting for the National Capital.
- Protect the undeveloped hill tops and the open spaces which divide and give form to Canberra's urban area.
- Provide a plan offering flexibility and choice to enable the Territory government properly to fulfil its functions.
- Support and promote environmentally responsible urban development practices.

The purpose of Draft Amendment 97 – Block 7 Section 4 Yarralumla (former Australian Forestry School) (DA97) is to change the land use policy of the site from Community Facility to a mixed use zoning allowing residential, social housing, aged care, commercial accommodation, community facility and ancillary commercial uses. DA97 also proposes to introduce detailed conditions of planning and design to guide future development of the site.

DA97 to the Plan (set out in Part 2: National Capital Plan Draft Amendment 97 – Block 7 Section 4 Yarralumla (former Australian Forestry School)) has been prepared in accordance with section 23 of the Act.

## **Part 1: Context**

### **1.1 Introduction**

Block 7 Section 4 Yarralumla (the site) is owned by Gunyar Pty Ltd (Gunyar) as trustee for the Gunyar ACT Properties Trust. The Shepherd Foundation is a charitable institution that supports children with hearing loss learn to listen and speak, and is beneficiary of the Trust.

On 1 April 2021, Oakstand Pty Ltd (Oakstand) of behalf of Gunyar advised the NCA that they would seek an amendment to the National Capital Plan (NCP) to change the land use policy of Block 7 Section 4 Yarralumla to allow for a mix of uses on the site. The NCA conducted an initial community engagement process to seek the views of key stakeholders and gauge initial community views on the redevelopment proposal, throughout August and September 2021.

In October 2021, the NCA Board considered the outcomes of the initial community engagement process. As a result of this consideration, the proponent was invited to present a revised scheme that reduced the building scale and which was consistent with nearby developments (the old Canberra Brickworks). The proponent was also asked to reconsider the mix of land uses.

In May 2022, the proponent submitted a revised development proposition and request to amend the Plan. The plans submitted at this time showed development limited to not more than 3 storeys (plus attic, consistent with the direction provided by the NCA.

In October 2022, the NCA Board agreed that a draft amendment to the Plan could be prepared for Block 7 Section 4 Yarralumla to:

- amend the land use from Community Facility to a mixed-use policy permitting residential commercial accommodation, community facility, and ancillary commercial uses
- introduce detailed conditions of planning, design and development for the site including limiting building heights to no greater than 3 storeys plus attic and applying maximum limits on ancillary commercial and accommodation uses.

In June 2023, representatives of the Yarralumla Residents Association (YRA) presented to the NCA Board their views concerning the proposed redevelopment of the site. Oakstand subsequently presented to the NCA Board at their meeting in August 2023 to address concerns of the YRA.

In October 2023, the NCA Board agreed to release DA97 for public consultation.

### **1.2 The site**

The site is a crescent-shaped parcel of land, around 10.9 hectares in size, located on the western edge of the suburb of Yarralumla. The site abuts the Royal Canberra Golf Club and is in close proximity to the Yarralumla shops. The Old Canberra Brickworks, to be redeveloped predominantly

for residential purposes, is located to the south-west of the site. Westridge House is located to the north of the site. Figure 1 shows the site in this context.

Since establishment of Canberra as the National Capital, the site has been used for a number of uses, associated generally with forestry and related scientific research. From 1927 to 1968, the Australian Forestry School operated from the site, and from 1968 to 1975 the site was utilised by the Forestry and Timber Bureau.

The Commonwealth Scientific and Industrial Research Organisation (CSIRO) acquired the site in 1975 and established a Division of Forest Research. This became the Division of Forestry and Forest products in 1988, the Division of Forestry in 1991 and in 1996 the Division of Forestry and Forest products. The site was sold in 2002 and leased back to CSIRO for 20 years.

CSIRO is currently in the process of consolidating facilities in Canberra and vacated the Yarralumla site in 2022. Small private sector offices continue to occupy some buildings on the site.

A chronology of site use from the early 20<sup>th</sup> century is available in the Heritage Impact Assessment (2021) prepared by Environmental Resources Management Australian Pty Ltd. This report is available on the NCA's website at [www.nca.gov.au](http://www.nca.gov.au).

The site is within Designated Areas under the Plan. The NCA is responsible for both setting planning and design policy to guide future development of the site, and for approving works on the site.

The site is National Land managed by the Minister for Finance. The Department of Finance is responsible for administering the lease for the site. In addition to an amendment to the Plan, the lessee will also need to vary the lease to facilitate the proposed land uses.

Forestry Oval was formerly part of the Australian Forestry School, however no longer forms part of the site and is not included in DA97.



**Figure 1: Location of Block 7 Section 4 Yarralumla**

### 1.3 Redevelopment opportunity

In August 2023, National Cabinet met to discuss a range of priorities, notably the need to increase housing supply. National Cabinet agreed to a new national target to build 1.2 million new well-located homes over 5 years from 1 July 2024. This is an additional 200,000 new homes above the National Housing Accord target agreed by states and territories in 2022.

National Cabinet also agreed to a National Planning Reform Blueprint with planning, zoning, land release and other measures to improve housing supply and affordability. The Blueprint includes:

- updating state, regional and local strategic plans to reflect housing supply targets
- promoting medium and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- streamlining approval pathways and prioritising planning amendments to support diverse housing across a range of area.

The NCA considers that its decision-making reflects the intent of the broader government agenda. The NCA's decision to commence the draft amendment process for Block 7 Section 4 Yarralumla aligns with objectives to increase housing supply.

Block 7 Section 4 Yarralumla is within Urban Areas under the General Policy Plan – Metropolitan Canberra. The site is part of the existing suburb of Yarralumla, centrally located and serviced by existing shops, schools and other community facilities, and recreation spaces. Connections to infrastructure exist and capacity exists to service the site. Redevelopment presents a logical redevelopment opportunity aligned with key principles of the Plan.

## 1.4 Heritage and environment

This section describes the heritage and environment considerations relevant to Block 7 Section 4 Yarralumla. This includes the recognised heritage values of the site, studies undertaken to determine whether the site contains Aboriginal or natural heritage values, and ecological values and constraints. The process undertaken by the proponent under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is subsequently outlined in section 1.4.

Studies referred to in the sections below are available on the NCA website at [www.nca.gov.au](http://www.nca.gov.au).

### 1.4.1 Heritage

#### **Historic heritage**

The site has historic heritage value, recognised by 2 listings on the Commonwealth Heritage List:

1. 'The CSIRO Forestry Precinct' (the precinct boundary aligns with Block 7 Section 4 Yarralumla)
2. 'Australian Forestry School (former)'.

Together these listings recognise the historic, aesthetic, technical, social and associative values of the site. The following paragraphs are adapted from the summary statement of significance of the 'The CSIRO Forestry Precinct' Commonwealth Heritage listing:

*The CSIRO Forestry Precinct, located within the larger Forestry Precinct, is the Commonwealth's centre for forestry and timber research. It is a complex of buildings, arboretum, nursery, and tennis courts forming an important national scientific institution, established as a response to Federation to provide a national forestry school and national forest research centre. It demonstrates both the Commonwealth's interest in scientific endeavour and a vision for Canberra as the location for science as well as general government administration.*

*The precinct is associated with the international interest in forestry and is important for an array of scientific achievements, such as Pinus radiata propagation and breeding and the Australian Tree Seed program.*

*The precinct is important as a component of the arboretum and nursery landscape of Yarralumla. The tree-growing trials which constitute the arboretum, identified trees suitable for the urban forests of Canberra and at the same time provided public park amenity for the Canberra community. Yarralumla Nursery to the north of the arboretum has supplied planting stock for Canberra's parks, streets and residential blocks since 1914.*

*Within the precinct, the former Australian Forestry School reflects the successful outcome of efforts to establish a national forestry school in the new National Capital to produce professional foresters for Federal and State services, and forestry research workers.*

*The precinct is important for its array of features from different phases of development linked to the scientific and educational purpose of the site. These features include the former Australian Forestry School, the former Offices of the Forestry and Timber Bureau, the former Seed Storage Building, Forestry House and Caretakers Cottage, the CSIRO Divisional*

*Headquarters, Controlled Environment Laboratory, tennis courts, arboretum plantings and moveable objects of furniture, collections and historic timber hauling vehicles.*

*The arboretum is an important reference site containing experimental plantings and a significant genetic resource for Australia.*

*The precinct has aesthetic quality based on the historic character of the former Australian Forestry School building, the former Office of the Forestry and Timber Bureau, Forestry House and the modern Headquarters building all set in the mature forest plantings of Westbourne Woods arboretum. The School, including its formal landscaped frontage and with its arboretum setting, is the terminal feature of the Schlich Street axial vista, and a major landmark feature of Yarralumla.*

*The precinct, as a complete small-scale research and learning institution with classical style architecture and recreation grounds, reflects the design concepts that were held in the early 20th century for such places. Within the precinct, the former Australian Forestry School is significant as a fine example of early twentieth-century architecture. The timbers used in panelling, flooring and joinery of the School, particularly the octagonal entrance foyer, evidence a high degree of creative and artistic achievement.*

*The precinct has social importance to the former students educated at the place and the forestry scientists who have conducted research there.*

*The Australian Forestry School has a strong association with pioneers of forestry research in Australia, Charles E. Lane Poole and Dr Maxwell R. Jacobs. The arboretum is important for its association with T.C.G. Weston who directed the major plantings in the 1910s and 1920s.*

Further detail on the Commonwealth Heritage listings is available by searching the Australian Heritage Database, accessed via the Department of Climate Change, Energy, the Environment and Water website at [www.environment.gov.au](http://www.environment.gov.au).

Buildings and structures recognised as having either high or moderate significance, including the Australian Forestry School, the former Museum, store, tennis courts, and Forestry House, will be retained and adaptively reused.

The impact of the redevelopment proposal on heritage values was assessed as part of a referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 1.3.3 of this document describes the referral process undertaken and decisions made.

### ***Aboriginal heritage***

An Aboriginal Cultural Heritage Assessment undertaken by Environmental Resources Management Pty Ltd (ERM) in 2020 concluded that the site contains no Aboriginal heritage values, tangible or intangible, and that the site does not hold any cultural significance to Aboriginal people other than being part of the wider cultural landscape. As part of the assessment, ERM engaged with or attempted to engage with each of the 4 Registered Aboriginal Organisations (RAOs) within the ACT.

The statement of heritage effect included the following conclusions:



- No physical evidence of Aboriginal heritage values were identified at the site during a site inspection. No intangible heritage values specific to the site were communicated by the RAOs.
- Due to the developed nature of the site, the level of archaeological potential is generally very low across the entire site.
- Proposed development on the site is unlikely to impact Aboriginal heritage values, and there are no constraints placed on development due to Aboriginal heritage values. A stop work process should be established during any construction program to assist with managing any unexpected archaeological finds.

### **Natural heritage**

A heritage assessment undertaken by ERM in 2020 concluded that the site does not possess natural heritage values as defined by the Australian Natural Heritage Charter. While the Site has potential for scientific values as it contains 'experimental plantings and a significant genetic resource for Australia', it is noted that the various tree species within the site are not rare, and it is unlikely that the site could contribute further substantial information. It is also noted to have potential for aesthetic values through its mature pine forest setting, however it does not provide a sensory perception or the form, scale, colour, texture or landscape that is considered of natural aesthetic value.

### **1.4.2 Environment**

The lessee engaged Capital Ecology Pty Ltd to prepare an Ecological Values and Constraints assessment of the site. This assessment concluded that:

- The study area's vegetation communities have been highly degraded by the land use history and urban development in the Yarralumla area. The study area now contains primarily planted exotic vegetation. None of the vegetation in the study area meets the listing criteria for a Threatened Ecological Community under the EPBC Act.
- The study area contains 1.16 hectares of open grassy areas that support appropriate food species to constitute potential *Synemon plana* (Golden Sun Moth or GSM) habitat.

Targeted surveys for GSM were completed as a result of recommendations of the Ecological Values and Constraints Assessment. These surveys confirmed 2 small patches (of total 0.56 hectares in size) of low-quality grassland habitat. It was considered unlikely that the confirmed habitat provides an important component of any functional link between the populations found 350 metres to the east on Stirling Ridge or 500 metres to the south along Dudley Street. A total of 10 male GSM were observed across the surveys undertaken. No female GSM and no pupal cases were recorded.

Given the small size of the habitat and low number of GSM recorded, the GSM in the study area represent only a very minor portion of the GSM population in the locality and in the broader ACT region. The population is small and isolated from other larger areas of habitat, and the habitat is subject to a high degree of ongoing threats from noxious weed proliferation, mowing, and other activities. In combination, these factors indicate that the long-term viability of the population in the study area is low.



The decision under the EPBC Act (refer section 1.3.3) has considered the potential impacts of the proposal on GSM. Conditions of the EPBC approval ensure on-going habitat availability for GSM.

## **1.5 Environment Protection and Biodiversity Conservation Act 1999 referral**

In May 2021, the proponent referred the proposed action to redevelop the Commonwealth Heritage Listed CSIRO Forestry Precinct and Australian Forestry School (former) into a mixed-use/residential commercial precinct to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (see EPBC Act referral 2021/8937).

In June 2021, the proposed action was determined to be a controlled action. The project required assessment and approval under the EPBC Act before it could proceed due to impacts on listed threatened species and communities, and Commonwealth land. It was determined that the project would be assessed by preliminary documentation.

The EPBC Act referral process has been completed. On 17 April 2023, the proposed action to redevelop the site was approved by DCCEEW with conditions. Conditions of approval are framed to ensure ongoing on-site habitat availability for GSM, retention of heritage values of the Commonwealth Heritage Listed places, and minimisation of impacts on significant heritage listed trees.

## **1.6 Transport, traffic and parking**

The proponent liaised with Transport Canberra and City Services (TCCS) during preparation of the traffic assessment. TCCS has confirmed with the NCA that they supported the proponent's approach and methodology. TCCS will undertake a final review of the report during the public consultation phase on DA97.

A Transport Impact Assessment was completed by Stantec Australia Pty Ltd (Stantec) to assess the expected transport implications of development of the site. The assessment included analysis of existing traffic and parking conditions surrounding the site, the adequacy of public transport services, proposed parking arrangement, trip generating characteristics of the proposed development, suitability of future transport access arrangement for the proposal, and the transport impact of the proposal on the surrounding road network. A

## **1.7 Supporting reports**

In addition to environment, heritage, and traffic investigations referred to above, a range of other studies have been submitted by the proponent in support of a draft amendment to the Plan. The following list includes both reports referred to in the sections above, as well as other supporting reports:

- Arboricultural Assessment, prepared by Canopy Tree Experts Pty Ltd, August 2020
- Preliminary Bushfire Assessment, prepared by Australian Bushfire Consultants, March 2021
- Ecological Sustainable Development Objectives Report, prepared by Stantec Australia Pty Ltd, March 2021
- Ecological Values and Constraints Assessment, prepared by Capital Ecology, August 2019

- Golden Sun Moth Survey Report, prepared by Capital Ecology, January 2020
- Assessment of the Significance of the Impact on Golden Sun Moth, prepared by Capital Ecology, September 2022
- Preliminary Geotechnical Investigation, prepared by Douglas Partners, February 2021
- Heritage Assessment, prepared by Environmental Resources Management Australia Pty Ltd, June 2020
- Aboriginal Cultural Heritage Assessment, prepared by Environmental Resources Management Australia Pty Ltd, December 2020
- Heritage Impact Assessment, prepared by Environmental Resources Management Australia Pty Ltd, March 2021
- EPBC Referral Preliminary Documentation – Heritage Response, prepared by Environmental Resources Management Australia Pty Ltd, August 2022
- Preliminary Site Investigation (Contamination), prepared by Douglas Partners, February 2021
- Hydraulic Servicing Strategy, prepared by Indesco, March 2021
- Transport Impact Assessment, prepared by Stantec Australia Pty Ltd, November 2023
- Weekday Evening Traffic Review, prepared by Stantec Australia Pty Ltd, May 2022

These reports are available on the NCA's website at [www.nca.gov.au](http://www.nca.gov.au).

## 1.8 Community engagement to date

The NCA is aware that the proposal to redevelop Block 7 Section 4 Yarralumla is known amongst key stakeholders such as the Inner South Canberra Community Council, Yarralumla Residents Association (although the NCA recognises that this does not mean that all Yarralumla residents have knowledge of the proposal), Royal Canberra Golf Club, Institute of Foresters, and Friends of ACT Trees.

The NCA understands that the site lessee undertook consultation with the community initially between July and November 2020. Further consultation with key stakeholders occurred from June 2021 through to February 2022 following revisions to the master plan for the site.

The NCA undertook its own preliminary consultation with key stakeholder groups during August and September 2021. In addition to stakeholder groups referred to above, the NCA also sought the views of government entities including the Department of Finance, EPSDD, TCCS, and the ACT Heritage Council.

Consultation on DA97 constitutes the NCA's formal consultation process as required under the *Australian Capital Territory (Planning and Land Management) Act 1988* (PALM Act) and the NCA's 'Commitment to Community Engagement'.

## 1.9 Explanatory statement

### 1.9.1 Existing planning policy

The Plan contains a Statement of Planning Principles addressing liveability, productivity, sustainability, and accessibility. Relevant principles and policies encourage increased density within existing urban areas and seek to contain urban expansion to minimise impacts on valuable natural

and rural areas. The Plan requires that a substantial portion of new development is located within existing urban areas that allow for the efficient use of infrastructure.

More detailed policies of the Plan reflect the Statement of Planning Principles, including those pertaining to land use. At the broad land use policy level, the site is within Urban Areas under the Plan. Relevant principles and policies for Urban Areas aim to:

- ensure that urban development is contained within the existing towns (Canberra Central, Woden/Weston Creek, Belconnen, Tuggeranong, Gungahlin, and Molonglo and North Weston), the villages of Hall, Oaks Estate and Tharwa, and industrial estates at Hume, Mitchell and Fyshwick
- encourage urban consolidation
- retain the hills, ridges and other major open spaces as open space and largely free of urban development.

Principles and policies of the Plan align with ACT Government policies concerning urban consolidation. Notably, the ACT Government through its Planning Strategy has set a target of 70% of new housing to be delivered within the existing urban footprint to support more sustainable urban growth.

Renewal of the site for predominantly residential purposes is consistent with these strategic planning objectives for Canberra.

At the detailed land use policy level, the site is identified for 'Community Facility' under the Lake Burley Griffin and Foreshores Precinct Code of the Plan. The definition of Community Facility under the Plan allows for a range of uses to serve the community such as education and research establishments, cultural facilities, health centres and hospitals, and places of worship.

The Precinct Code contains few detailed conditions of planning, design and development relevant to the site. General policies of the Plan restrict building height on the site to 3-4 storeys, and general provisions concerning design quality in architecture, urban design and landscape also apply.

The repurposing of Forestry Place to include new land uses supports objectives and principles in the Plan, including:

- containing new development predominantly within existing urban areas
- supporting reduced resource consumption, including making use of existing infrastructure
- protecting and conserving heritage places, such as through adaptive reuse
- planning development which promotes community vitality and safety.

### **1.9.2 Proposed planning policy**

DA97 proposes to:

- Vary of the land use policy of Block 7 Section 4 Yarralumla from 'Community Facility' to a mixed-use zoning allowing residential, social housing, aged care, commercial accommodation, community facility and ancillary commercial uses. This will facilitate redevelopment of the site and adaptive re-use of heritage buildings on the site.

- Introduce detailed conditions of planning, design and development for the site to guide future development. Detailed conditions will address matters such as:
  - building height and setback
  - development footprint
  - landscape
  - residential apartment design
  - environmental performance
  - parking, access and movement.

The NCA will continue to have planning responsibility for the site. Proposals for all works (as defined under the PALM Act), including new buildings, landscape works (including tree removal), excavations, etc will require approval from the NCA.

### **1.9.3 Effect of the draft amendment**

Policy proposed by DA97 is intended to:

- Ensure all development contributes to the natural character and landscape setting of the site.
- Retain and strengthen the site's landscape setting, while promoting new tree planting and species that will enrich the site's beauty, shade, shelter, and enhance the built environment.
- Ensure development exhibits design excellence in architecture, landscape architecture and urban design.
- Conserve the heritage significance of listed buildings including areas of associated fabric, settings, and views.
- Maintain public pedestrian access through the site and maintain access to the adjoining public playing field.
- Encourage sustainability as a base requirement for all new buildings and in landscape design and site management.

These points are proposed to be included as objectives for the site in the Plan. The proposed detailed provisions of planning, design and development contain provisions that if met, will support achievement of the objectives.

## **1.10 Draft amendment process**

The process for making an amendment to the Plan is outlined in Figure 2.

Figure 2: Outline of the National Capital Plan draft amendment process

<b>WHAT HAS BEEN DONE</b>
Proposal by the NCA of a Draft Amendment to the Plan ▼
<b>CURRENT STATUS</b>
Public consultation on a Draft Amendment ▼
<b>WHAT IS NEXT</b>
Submission to Minister
Action by Minister
Parliamentary scrutiny
Expiration of disallowance period

## 1.11 Public consultation

The NCA welcomes written comments on DA97 from interested parties as part of the consultation process. All responses received will be considered before DA97 is submitted to the Minister for Regional Development, Local Government and Territories in accordance with the provisions of the Act.

Hard copies of DA97 are available on request by emailing:

[draft.amendment@nca.gov.au](mailto:draft.amendment@nca.gov.au)

or

Phoning 02 6271 2888

### Scope of consultation

The NCA has adopted the 'Spectrum of Public Participation' developed by the International Association for Public Participation (IAP2). The spectrum is designed to assist with the selection of the level of participation that defines the public's role in any community engagement program.

For DA97, the NCA is seeking to engage the community at the 'Consult' level of engagement. The public participation goal at this level is to obtain public feedback on analysis, alternatives and/or decisions. The NCA's promise to the public is to keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

	Inform	Consult	Involve	Collaborate	Empower
Examples of NCA tools	<ul style="list-style-type: none"> <li>Fact sheets</li> <li>Web sites / social media</li> <li>Displays, Flyers</li> <li>Media interviews</li> </ul>	<ul style="list-style-type: none"> <li>Public comment</li> <li>Focus groups</li> <li>Surveys</li> <li>Meetings with stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>Workshops</li> <li>Deliberative polling</li> </ul>	<ul style="list-style-type: none"> <li>Citizen advisory committees</li> <li>Consensus building</li> <li>Participatory decision making</li> </ul>	<ul style="list-style-type: none"> <li>Citizen juries</li> <li>Ballots</li> <li>Delegated decision</li> </ul>
Public Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the Public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed, and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decision to the maximum extent possible.	We will implement what you decide.
NCA use	Common		<< ----- >>>		Uncommon

## Get involved

Options to get involved or obtain further information include:

- Attend a public drop-in session on:
  - Saturday 25 November 2023 between 9am and 10.30am, at Forestry House, 2 Wilf Crane Crescent, Yarralumla 2600
  - Wednesday 29 November 2023 between 4.30pm and 6pm, at Forestry House, 2 Wilf Crane Crescent, Yarralumla 2600

Please indicate your attendance by emailing [draft.amendment@nca.gov.au](mailto:draft.amendment@nca.gov.au).

- Check the NCA's social media channels for updates about the consultation process.
- Send your questions to [draft.amendment@nca.gov.au](mailto:draft.amendment@nca.gov.au). NCA officers will provide a written response, alternatively please indicate if you would like an NCA officer to call you to discuss your questions.

## Submissions

Submissions to DA97 can be:

- emailed to [draft.amendment@nca.gov.au](mailto:draft.amendment@nca.gov.au)
- mailed to Chief Planner, National Capital Authority, GPO Box 373, Canberra ACT 2601
- delivered to the National Capital Authority, Ground Floor Treasury Building, King Edward Terrace, Parkes ACT 2600.

**Submissions are invited until close of business on 22 December 2023.**

## Permission to disclose name and address

The NCA seeks an open and transparent draft amendment process. Following public consultation on the draft amendment, the NCA will prepare a Consultation Report which will be published on the NCA website. This report will include a summary of each submission. The NCA intends to publish the

name of each person making the submission, but will not publish contact details (such as physical address, email or phone number).

If you have a concern about having your name published on the internet or wish to make a confidential submission, you must make this clear when submitting your comments. Say why you want your submission to be kept confidential.

The NCA will consider requests for confidentiality, but cannot make promises in advance. If you have concerns about confidentiality, please contact the NCA to discuss before making a submission.



## Part 2: National Capital Plan Amendment 97 – Block 7 Section 4 Yarralumla (former Australian Forestry School)

The National Capital Plan is amended by the following:

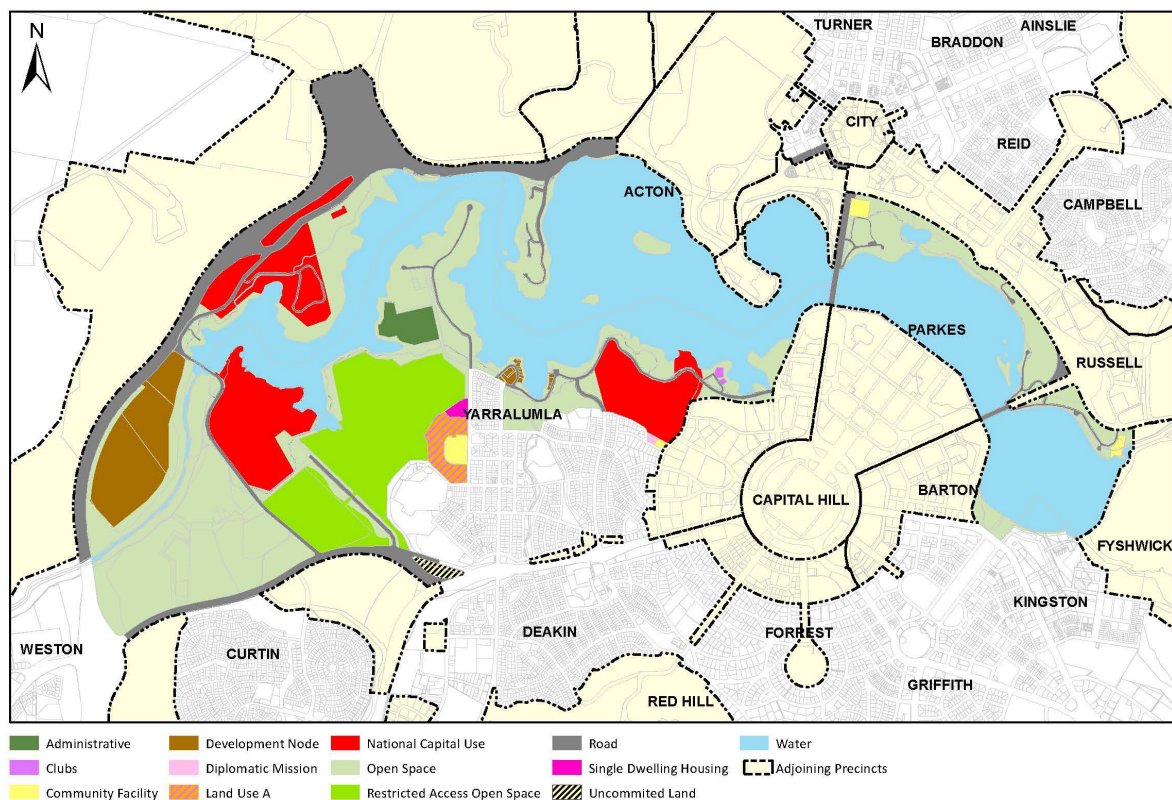
### Part Four – Designated Areas and Special Requirements

#### Section 4.12.4 – Land use for Lake Burley Griffin and Foreshores

1. Add the following sentence after the dot point list:

Permitted land uses for 'Land Use A' as depicted in Figure 114 are described in the location specific policies for Block 7 Section 4 Yarralumla under section 4.12.5 of this Precinct Code.

2. Delete Figure 114: Land use for the Lake Burley Griffin and Foreshores Precinct Code and replace with the following:



#### Section 4.12.5 – Detailed conditions of planning, design and development

3. Under 'Location specific', add the following:

##### Block 7 Section 4 Yarralumla

##### Objectives

The objectives for the redevelopment of the site are to:

- Ensure all development contributes to the natural character and landscape setting of the site.
- Retain and strengthen the site's landscape setting, while promoting new tree planting and species that will enrich the site's beauty, shade, shelter, and enhance the built environment.
- Ensure development exhibits design excellence in architecture, landscape architecture and urban design.
- Conserve the heritage significance of listed buildings including areas of associated fabric, settings, and views.
- Maintain public pedestrian access through the site and maintain access to the adjoining public playing field.
- Encourage sustainability as a base requirement for all new buildings and in landscape design and site management.

### **Land use**

Permitted land uses for Block 7 Section 4 Yarralumla are:

- Residential – limited to a maximum of 300 dwellings
- Social Housing – any dwellings to be contained within residential dwelling limits
- Commercial Accommodation – limited to the adaptive reuse of Forestry House and addition to the west of Forestry House, to a maximum GFA of 3500m<sup>2</sup> combined.
- Community Facility
- Office – limited to the adaptive reuse of heritage buildings and a maximum GFA of 2600m<sup>2</sup>
- Road

Permitted ancillary land uses for Block 7 Section 4 Yarralumla are:

- Café, Bar, and/or Restaurant – limited to a maximum GFA of 600m<sup>2</sup>

### **Building height**

Maximum permitted building height is to be no more than 3 storeys plus attic above datum ground level. Basements are permitted in addition to this, provided the basement level is not more than 1.2 metres above datum ground level.

Buildings are to be designed to reflect the topography of the site, and sited to step down with the fall of the land.

### **Building setbacks**

Minimum building set backs are shown in Figure 115.

### **Development footprint**

To preserve the landscape qualities and character of the site, new buildings are limited to those areas identified in Figure 115, and in accordance as per the distribution of buildings shown in Figure 116.

The maximum developable area of the site, as shown on Figure 115, is 41,500m<sup>2</sup>. Within the developable area, in addition to all other detailed conditions, development proposals must:

- ensure that buildings have interesting facades through articulation, high quality materials, colour palette, and architectural detailing
- provide sufficient open space between buildings to optimise cross-ventilation and daylight access, whilst providing privacy for occupants of residential dwellings
- limit building length to encourage pedestrian and cyclist circulation between and around buildings, and maintain views to landscape throughout the site
- provide open space, including deep root plantings, between buildings.

## **Landscape**

Block 7 Section 4 Yarralumla has a distinctive and high-quality landscape setting and character. Stands of trees which are scattered throughout the site are original planting and represent great historical and environmental value. These values must be retained and enhanced through any future development.

All new development must retain and strengthen the site's landscape setting through preservation of existing trees, while promoting new tree planting and species that will enrich the site's beauty, provide shade and shelter, and enhance the built environment.

A minimum of 60% of the site must be set aside for open space. A minimum of 45% of the site is to accommodate deep soil zones for retaining existing trees and renewal of landscaping across the site.

Within open space areas identified in Figure 115, minor structures and other elements such as paths, driveways, signage are permitted.

The site has a number of existing trees situated around its perimeter. These trees significantly contribute to the landscape character of the site and provide some screening to development on the site. Existing trees within the landscape zone are to be retained unless otherwise agreed by the NCA.

Trees to be retained, and new plantings, should be generally as per Figure 116.

## **Heritage and adaptive reuse**

To conserve the heritage significance of the listed buildings on site, the design and location of new development must respond to the heritage context in terms of associated fabric, setting, curtilage, and views. Where a proposal has the potential to affect a heritage building or curtilage area (refer Figure 115), Heritage Impact Assessments should be undertaken to identify possible impacts on heritage values for the place and recommend mitigation measures.

Adaptive reuse of heritage buildings is encouraged to facilitate and deliver necessary conservation work identified in any heritage management document. Adaptive reuse of heritage buildings should not result in any significant adverse effect on the amenity of the surrounding area.

## **Residential apartment design**

The layout of rooms within residential dwellings must be functional, well organised and provide a high standard of amenity. Dwellings are required to have the following minimum internal areas:

<i>Dwelling type</i>	<i>Minimum internal area</i>
Studio	Not permitted
1 bedroom	50m <sup>2</sup>
2 bedroom	75m <sup>2</sup>
3 bedroom	100m <sup>2</sup>

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. Additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.

Private open space must be incorporated into the design of all residential dwellings. Minimum private open space areas for dwellings wholly on an upper floor level are:

- 1 bedroom apartments – 8m<sup>2</sup> with a minimum dimension of 2 metres
- 2 bedroom apartments – 10m<sup>2</sup> with a minimum dimension of 2 metres
- 3+ bedroom apartments – 12m<sup>2</sup> with a minimum dimension of 2 metres.

For dwellings wholly or partially at ground level or on a podium or similar structure, a private open space must be provided of the following minimum size:

- 1 bedroom apartments – 24m<sup>2</sup> with a minimum dimension of 4 metres
- 2 bedroom apartments – 24m<sup>2</sup> with a minimum dimension of 4 metres
- 3+ bedroom apartments – 36m<sup>2</sup> with a minimum dimension of 6 metres

Minimum required floor to ceiling heights for residential dwellings are:

- 2.7 metres floor-to-ceiling minimum for all habitable rooms (with the exception of kitchens, which are permitted to have a minimum 2.4 metre floor-to-ceiling height), and 2.4 metres for all non-habitable rooms.
- For two-storey units, 2.4 metres minimum for second storey if 50 percent or more of the apartment has 2.7 metre minimum ceiling heights.
- For two-storey units with a two-storey volume living space, 2.4 metre minimum ceiling heights.
- For attic spaces, a 1.8 metre minimum wall height at edge of room with a 30 degree minimum ceiling slope.

Adaptable dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C) must be provided in accordance with the following table:

<i>Total number of dwellings</i>	<i>Minimum number of dwellings designed to meet Australian Standard AS4299 – Adaptable Housing (Class C)</i>
Less than 10	Nil
10	1

11 to 20	2
21 to 30	3
31 to 40	4
41 or more	5 + 1 for every 10 additional dwellings over 41

### Environmental performance

Development should incorporate passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Potential design options include the use of smart glass or other technologies (particularly on north and west elevations), maximising thermal mass in the floors and walls of north facing rooms, overhangs and shading devices such as awnings, blinds and screens.

Operable screening such as louvres, sliding, folding or retractable elements should be designed to provide shade and protection from natural elements. Operable screening elements must be integrated with building design.

Building design must incorporate shading and glare control, particularly to manage sun penetration in warmer months. Design features could include:

- balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas
- shading devices such as eaves, awnings, balconies, pergolas, external louvres
- horizontal shading to north facing window
- vertical shading to east and particularly west facing windows
- operable shading to allow adjustment

Building design must achieve the following:

- Living rooms and private open spaces of at least 70% of apartments in a building must receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (21 June).
- A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm on the winter solstice (21 June).

All habitable rooms must have an operable window in an external wall with a total minimum glass area of not less than 15% of the floor area of the room. Courtyards, skylights and high level windows (with sills above 1700mm) may only be used as a secondary light source in habitable rooms.

‘Snorkel’ arrangements are not permitted as a mechanism to provide natural light or ventilation.

All habitable rooms should be naturally ventilated. Building design should demonstrate consideration of the building’s orientation to maximise capture and use of prevailing breezes, depths of habitable rooms, openable windows and the use of awnings and louvres to funnel breezes. Light wells must not be the primary air source for habitable rooms.

The number of residential dwellings with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 60% of dwellings across the site must be naturally cross ventilated. Assessment of how a proposal meets this requirement will be guided by provisions of the New South Wales Apartment Design Guide concerning natural ventilation.

Development proposals should generally be in accordance with ACT Government requirements for water sensitive urban design, including any provisions of the Territory Plan or supporting policy documents.

### **Parking, access and movement**

Parking should generally be in accordance with ACT Government planning requirements, including in relation to cars, motorcycles and bicycles.

Development proposals must demonstrate that buildings will be Electric Vehicle (EV) ready and accommodate EV charging infrastructure. This includes ensuring that parking spaces include appropriate wiring, a covered outlet, and a final connection point for an EV charger. Capacity, wiring provision and load management must also form part of infrastructure considerations.

At a minimum, the following EV ready infrastructure must be provided for parking spaces associated with Residential, Commercial Accommodation, and Community Facility (Institutional Facility) uses:

- Each residential dwelling must have a minimum of one EV ready parking space.
- At least 1 car parking space per 4 visitor car parking spaces must be EV ready.
- Where separate parking is provided for bicycles and/or motorbikes, charging facilities are provided.

For ancillary commercial uses, a minimum of 20% of parking spaces allocated to this use, for both staff and visitors, must be EV ready.

No additional vehicular access points to the site are permitted from Bentham Street.

Pedestrian and cycles links through the site should support convenient access to and from key locations such as Forestry Oval, Yarralumla shops, and public transport. These routes must be available for public use, provide safe and well-lit passage, demonstrate non-discriminatory and equitable access, and incorporate suitable way-finding.

Figure 115: Development controls for Block 7 Section 4 Yarralumla





Figure 116: Indicative site masterplan



## **Appendix A – Land use definitions**

Add to Appendix A, alphabetically, the following definition:

### ***Social Housing***

Social housing means the use of land for residential accommodation provided by the government and/or community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market.

## **Consequential changes**

The Draft Amendment will recognise consequential changes to page numbers, figure numbers and text references, and contents page.