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WORKS APPLICATION – STAGE 1 DEVELOPMENT – REV B

No.	Author	Document	Date / Revision
	SA	Letter of Authorisation	01/05/2026
	SA	Major Works Approval Checklist	01/05/2026
	SA	Planning Report & Schedule of Proposed Works	01/05/2026
	SA	Consultation Report	01/05/2026
	SA	Drawing Schedule	Rev A
WA3 0000	SA	Plan - Locality	Rev A
WA3 0101	SA	Plan - Master Plan (For Information)	Rev A
WA3 0102	SA	Plan – Overall Basement 1	Rev A
WA3 0103	SA	Plan – Overall Basement 2	Rev A
WA3 0201	SA	Planning Analysis Diagram	Rev A
WA3 0321	SA	Solar Access – Precinct A	Rev A
WA3 0341	SA	Ventilation – Precinct A	Rev A
WA3 1001	SA	Plan – Apartment – Basement	Rev A
WA3 1002	SA	Plan – Apartment – Ground Floor & Level 1	Rev A
WA3 1003	SA	Plan – Apartment – Level 2 & Attic – Smaller Apartments	Rev A
WA3 1004	SA	Plan – Apartment – Level 2 & Attic – Larger Apartments	Rev A
WA3 1005	SA	Plan – Apartment – Level 2 & Attic - Mix	Rev A
WA3 1008	SA	Plan – Apartment – Roof	Rev A
WA3 1021	SA	Plan – Townhouse	Rev A
WA3 1061	SA	Building 2 (Former Forestry House) – Demolition Plan	Rev A
WA3 1062	SA	Building 2 (Former Forestry House) Precinct Centre - Plan	Rev A
WA3 1063	SA	Building 2 (Former Forestry House) Precinct Centre - Elevation	Rev A
WA3 1071	SA	Building 17 (Former Seed Store) Club House	Rev A
WA3 1072	SA	Building 10 (Former Offices) Fitness Studio	Rev A
WA3 1101	SA	Plan – Precinct A – Basement	Rev A
WA3 1102	SA	Plan – Precinct A – Ground Floor	Rev A
WA3 1103	SA	Plan – Precinct A – Level 1	Rev A
WA3 1104	SA	Plan – Precinct A – Level 2	Rev A
WA3 1105	SA	Plan – Precinct A – Attic	Rev A

WA3 1106	SA	Plan – Precinct A - Roof	Rev A
WA3 1201	SA	Plan – Precinct B – Ground Floor	Rev A
WA3 1501	SA	Plan – Precinct E – Ground Floor	Rev A
WA3 2011	SA	Elevation – Apartment	Rev A
WA3 2101	SA	Elevation – Precinct A	Rev A
WA3 2201	SA	Elevation – Precinct B	Rev B
WA3 3011	SA	Section – Apartment Typical	Rev A
WA3 3091	SA	Section – Interface – Wilf Crane Crescent	Rev A
WA3 3092	SA	Section – Interface – Shared Zone	Rev A
WA3 3093	SA	Section – Interface – Primary Address	Rev A
WA3 3094	SA	Section – Interface – Service Zone	Rev A
WA3 3101	SA	Section – Precinct A – Sheet 01	Rev A
WA3 3102	SA	Section – Precinct A – Sheet 02	Rev A
WA3 3201	SA	Section – Precinct B – Sheet 01	Rev A
WA3 7011	SA	Materials and Finishes – Precinct A	Rev B
WA3 7012	SA	Materials and Finishes – Precinct B	Rev A
WA3 9011	SA	Perspective – Precinct A – Sheet 01	Rev B
WA3 9012	SA	Perspective – Precinct A – Sheet 02	Rev A
WA3 9021	SA	Perspective – Precinct B – Sheet 01	Rev A
WA3 9022	SA	Perspective – Precinct B – Sheet 02	Rev A
L000	Paul Bangay Studio	Cover Sheet	Rev A
L001	Paul Bangay Studio	Master Plan	Rev A
L004	Paul Bangay Studio	Tree Retention and Removals Plan	Rev A
L005	Paul Bangay Studio	Landscape Management and Protection Plan – Sheet 1	Rev A
L006	Paul Bangay Studio	Landscape Management and Protection Plan – Sheet 2	Rev A
L007	Paul Bangay Studio	Landscape Management and Protection Plan – Sheet 3	Rev A
L008	Paul Bangay Studio	Landscape Management and Protection Plan – Sheet 4	Rev A
L009	Paul Bangay Studio	Landscape Management and Protection Plan – Sheet 5	Rev A
L010	Paul Bangay Studio	Landscape Management and Protection Plan – Sheet 6	Rev A
L101	Paul Bangay Studio	Landscape General Arrangement Plan – Retirement Precinct	Rev A
L102	Paul Bangay Studio	Landscape General Arrangement Plan – Precinct A	Rev A
L103	Paul Bangay Studio	Landscape General Arrangement Plan – Precinct B	Rev A
L104	Paul Bangay Studio	Landscape General Arrangement Plan – Precinct C	Rev A

L105	Paul Bangay Studio	Landscape General Arrangement Plan – Precinct D	Rev A
L106	Paul Bangay Studio	Landscape General Arrangement Plan – Wilf Crane Crescent	Rev A
L200	Paul Bangay Studio	Schedules & Material Selection	Rev A
L350	Paul Bangay Studio	Planting Palette	Rev A
L800	Paul Bangay Studio	Details	Rev A
EDP-000-CS	CBR/COLEMAN/JPS	Cover Sheet and Drawing Index	Rev
EDP-001-GA	CBR/COLEMAN/JPS	General Arrangement	Rev 4
EDP-002-TYP	CBR/COLEMAN/JPS	Typical Sections and Miscellaneous Details	Rev 4
EDP-003-DEM	CBR/COLEMAN/JPS	Demolition Plan	Rev 4
EDP-004-PV	CBR/COLEMAN/JPS	Pavement Plan and Details	Rev 4
EDP-005-LS	CBR/COLEMAN/JPS	Longitudinal Section Wilf Crane CCT (MC01) - Sheet 1 of 2	Rev 4
EDP-006-LS	CBR/COLEMAN/JPS	Longitudinal Section Wilf Crane CCT (MC01) - Sheet 2 of 2	Rev 4
EDP-010-XS	CBR/COLEMAN/JPS	Road Cross Sections Wilf Crane CCT - Sheet 1 of 4	Rev 4
EDP-011-XS	CBR/COLEMAN/JPS	Road Cross Sections Wilf Crane CCT - Sheet 2 of 4	Rev 4
EDP-012-XS	CBR/COLEMAN/JPS	Road Cross Sections Wilf Crane CCT - Sheet 3 of 4	Rev 4
EDP-013-XS	CBR/COLEMAN/JPS	Road Cross Sections Wilf Crane CCT - Sheet 4 of 4	Rev 4
EDP-030-VTP	CBR/COLEMAN/JPS	Vehicle Turning Paths 12.5m Truck/Bus – Sheet 1 of 2	Rev 4
EDP-035-TCP	CBR/COLEMAN/JPS	Concept Temporary Traffic Control Plan	Rev 4
MP-001-SMP	CBR/COLEMAN/JPS	Sewer Reticulation – Sheet 1 of 2	Rev 4
MP-002-SMP	CBR/COLEMAN/JPS	Sewer Reticulation – Sheet 2 of 2	Rev
MP-003-WMP	CBR/COLEMAN/JPS	Water Reticulation	Rev
CIV-1001	Sellicks	Cover Sheet, Drawing Index and Locality	Rev C
CIV-1002	Sellicks	General Notes and Legend	Rev C
CIV-1011	Sellicks	General Arrangement Plan – Sheet 1	Rev C
CIV-1012	Sellicks	General Arrangement Plan – Sheet 2	Rev C
CIV-1101	Sellicks	Alignment Control and Grading Plan – Sheet 1	Rev C
CIV-1102	Sellicks	Alignment Control and Grading Plan – Sheet 2	Rev C
CIV-1141	Sellicks	Alignment Road Longitudinal Sections – Sheet 1	Rev C
CIV-1142	Sellicks	Alignment Road Longitudinal Sections – Sheet 2	Rev C
CIV-1201	Sellicks	Earthworks Cut and Fill Volumes Plan – Sheet 1	Rev A
CIV-1202	Sellicks	Earthworks Cut and Fill Volumes Plan – Sheet 2	Rev A
CIV-1301	Sellicks	Pavement Plan – Sheet 1	Rev C
CIV-1302	Sellicks	Pavement Plan – Sheet 2	Rev C

CIV-1401	Sellicks	Stormwater Plan – Sheet 1	Rev B
CIV-1402	Sellicks	Stormwater Plan – Sheet 2	Rev B
CIV-1581	Sellicks	Services Disconnections Plan – Sheet 1	Rev A
CIV-1582	Sellicks	Services Disconnection Plan – Sheet 2	Rev A
CIV-1601	Sellicks	Waste Management Plan – Sheet 1	Rev C
CIV-1602	Sellicks	Waste Management Plan – Sheet 2	Rev C
CIV-1603	Sellicks	Waste Management Plan – Sheet 3	Rev C
CIV-1611	Sellicks	Waste Management Details	Rev C
CIV-1851	Sellicks	Vehicle Turning Paths Plan	Rev C
CIV-1910	Sellicks	Sediment Erosion Control Notes and Legend	Rev C
CIV-1911	Sellicks	Sediment Erosion Control Plan – Sheet 1	Rev C
CIV-1912	Sellicks	Sediment Erosion Control Plan – Sheet 2	Rev C
HYD-000-0001	Sellicks	Cover Sheet	Rev 1
HYD-000-1001	Sellicks	Notes and Legend	Rev 1
HYD-000-2001	Sellicks	Site Plan – Demolition	Rev 1
HYD-000-2002	Sellicks	Site Plan – New Works	Rev 1
HYD-L00-0001	Sellicks	Precinct A – Drainage Reticulation	Rev 1
HYD-L00-0002	Sellicks	Precinct A – Water & Fire Reticulation	Rev 1
E90-0000	ACOR	Electrical Services Cover Sheet	Rev
E91-0000	ACOR	Electrical Services Existing and Demolition Plan Stage 1	Rev A
E93-0001	ACOR	Site Plan Lighting Layout – Sheet 1	Rev
E93-0002	ACOR	Site Plan Lighting Layout – Sheet 2	Rev
E93-0003	ACOR	Site Plan Lighting Layout – Sheet 3	Rev
E93-0004	ACOR	Site Plan Lighting Layout – Sheet 4	Rev
E95-0000	ACOR	Lighting Categories	Rev
	ERM	Yarralumla Green Stage 1 HIA	Rev 00
	ERM	Yarralumla Green Stage 2 HIA	Rev 00
	Canopy	Arboricultural Assessment	6 April 2026
	BLOC	Cost of Works Letter	7 May 2026
	Douglas Partners	Preliminary Site Investigation – Contamination	February 2021
	Stantec	Forestry Place Yarralumla Transport Impact Assessment	Rev I



NCA WORKS APPLICATION – STAGE 1 DEVELOPMENT
PLANNING REPORT AND SCHEDULE OF PROPOSED WORKS
BLOCK 7 SECTION 4 YARRALUMLA (FORMER CSIRO FORESTRY SITE)
1 MAY 2026

StewartArchitecture

NCA WORKS APPLICATION – STAGE 1 DEVELOPMENT
PLANNING REPORT AND SCHEDULE OF PROPOSED WORKS

1 May 2026

Overview
Prepared to accompany the Works Application submitted to the National Capital Authority.

Project Address:
1 Wilf Crane Crescent, 5 Wilf Crane Crescent
Block 7 Section 4 Yarralumla

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Note
This Description of the Proposed Works prepared for the Works Application of Block 7 Section 4 Yarralumla and is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

CONTENTS

INTRODUCTION

THE SITE

HERITAGE STATUS

PLANNING CONTEXT

MASTER PLAN

WORKS APPLICATION – STAGE 1 DEVELOPMENT

NATIONAL CAPITAL PLAN – DETAILED CONDITIONS

ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

REFERENCE DOCUMENTATION

Acronyms & Notes:

NCA	–	National Capital Authority
NCP	–	National Capital Plan
SA	-	Stewart Architecture
WA	–	Works Application

INTRODUCTION

This report has been prepared by Stewart Architecture on behalf of Yarralumla Green Pty Ltd for the Works Application associated with Stage 1 Development at Block 7 Section 4 Yarralumla.

This Application follows the submission of preceding Works Applications on the site:

Works Application 1 (Minor) W-002026
Demolition of non-heritage listed buildings and associated hard-stand

Works Application 2 (Minor) W-002060
Unsafe tree removal

This report should be considered alongside the other documents prepared by the applicant team.

THE SITE

Background
The history of the CSIRO Forestry Precinct dates to pre-1913 as Westbourne Woods – a nursery and arboretum. The Australian Forestry School was established on the site in 1927.

CSIRO disposed of the property in 2002 but retained management control through a 20-year lease until 2022. The subsequent owners of the site, Shepherd Foundation represented by Oakstand Pty Ltd developed an indicative master plan for the site proposing redevelopment including residential and other uses. The master plan includes retention of five heritage assets of high to moderate significance. The indicative masterplan was supported by EPBC Approval (April 2023) and Amendment 97 to the National Capital Plan (March 2024).

The site was put to market in August 2025 and was purchased by a local consortium titled Yarralumla Green Pty Ltd. Stewart Architecture and Paul Bangay Landscapes have been engaged to create a final master plan in compliance with the National Capital Plan.

Description
Block 7 Section 4 Yarralumla is a 10.9-hectare site situated in a suburban residential area, abutted by the Royal Canberra Golf Club to the west and Westridge House to the north. It is addressed by Banks Street to the east, and its western and southern boundary follows a general arc south following Bentham Street. The site includes a private road – Wilf Crane Crescent – which wraps around Forestry Oval maintained by ACT Government.

The topography of the site is varied with a high point of RL 597 along the south-west boundary to Bentham Street; and low points of RL 574 along the northern boundary (a vertical difference of 23 metres). The site includes a series of buildings, some of which hold heritage significance. There is extensive associated hardstand. Around 1550 trees (greater than 6m tall) are within the site. The southeast corner provides a grassland habitat of the Golden sun moth.

A series of easements and both above and below ground services cross the site, however it is assumed that most are associated with existing development and can be removed.

Status
At the time of this report, two Works Applications have been submitted to NCA (pending approval):

Minor Works Application 1 seeks demolition of non-heritage significant buildings (and associated hard-stand) which have not been identified for retention in the EPBC approval for redevelopment of the site. These buildings are unoccupied and subject to vandalism, so demolition will resolve associated safety concerns.

Minor Works Application 2 seeks removal of dead and/or unsafe trees based on arborist assessment. The new land owner has recommissioned Canopy Tree Experts to update their 2020 arboricultural assessment to reflect the significant period of time and changed condition of many specimens around the site.



Aerial Image (ACTMAPi)

HERITAGE STATUS

The site has significant historic heritage value and is listed on the Commonwealth Heritage List (CHL) for its historic, research, aesthetic, representative, technical, social and associative values (The CSIRO Forestry Precinct CHL Place ID 105595). The site is recognised as having importance as the place of the earliest nationally coordinated forestry training, and as a key location of national forestry research throughout the twentieth century.

Buildings with high and moderate heritage significance have been identified for retention:

Asset #	Name	Heritage Status
2	Forestry House	High heritage significance
9	Australian Forestry School	High heritage significance (CHL ID 105426)
10	Industrial Museum / Forestry & Timber Bureau Offices	High heritage significance
17	Seed Store	Moderate heritage value
30	Tennis Courts	Moderate heritage value

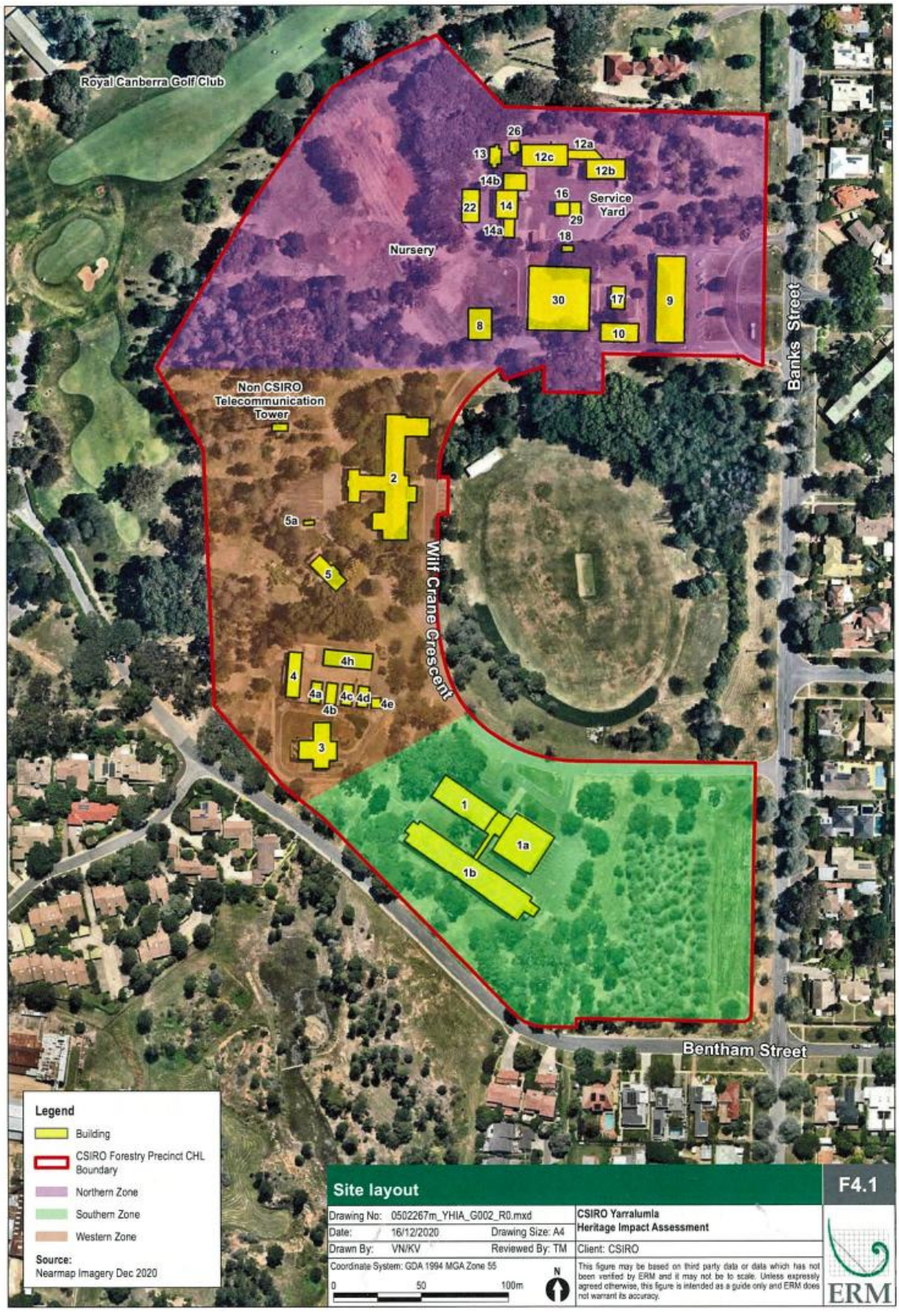
A minimum 20m curtilage has been established around each of the above buildings where no residential development is permitted.

There are significant views and sight lines identified within the precinct:

- Australian Forestry School eastern façade and landscape frontage as termination of Schlich Street
- Spatial and visual relationship between the Australian Forestry School, former museum and store
- View from Wilf Crane Crescent overlooking the oval and Forestry House
- From Forestry House looking onto the landscaped frontage, mature trees and manicured oval

Aboriginal Heritage Values
The site does not hold any Aboriginal heritage values.

Natural Heritage Values
The site does not possess natural heritage values as defined by the Australian Natural Heritage Charter



Heritage Impact Assessment (extract)
Page 26: Site Layout Identifying Existing Assets (note some such as (4) have already been demolished)

PLANNING CONTEXT

National Capital Plan
National Capital Plan Amendment No 97 was registered in March 2024 and established the following objectives for redevelopment of the site:

- 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

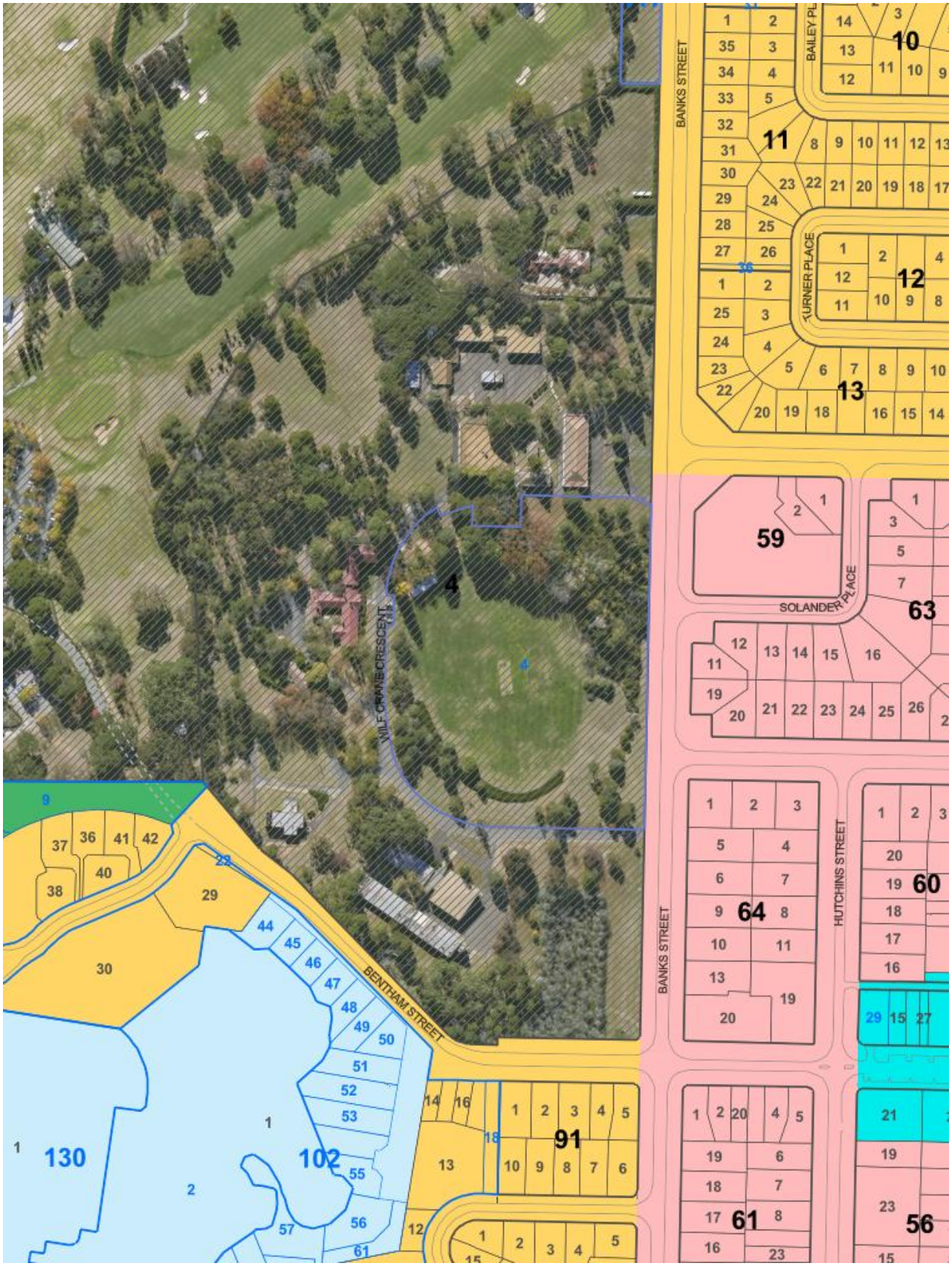
A response to detailed conditions of planning, design and development are contained within this report.

Environment Protection and Biodiversity Conservation Act
EPBC Approval was provided on 17 April 2023 and has effect to 1 July 2038.

Conditions of approval are provided which address the following:

- Listed threatened species and ecological communities (Golden Sun Moth habitat)
- Commonwealth heritage listed values (heritage listed places)
- Commonwealth heritage listed values (significant heritage listed trees)
- Interpretative signage
- Photographic archival record
- Heritage Impact Assessments
- Commencement, reporting and completion

A response to EPBC requirements is contained within this report.



Territory Plan Zoning

MASTER PLAN

The Master Plan proposes a predominately residential development with associated commercial and community uses (aged care / retirement living) within an expansive landscape setting. The consistent language across all aspects of urban design, architecture and landscape will ensure a cohesive precinct feel.

Wilf Crane Crescent will be reimagined as a formal tree lined avenue providing ease of movement for both vehicles and pedestrians. It will be retained as a private road, allowing public access. Public carparking and landscape upgrades will be provided to the oval side of Wilf Crane Crescent to benefit both visitors to the precinct and users of the oval. The narrow section of the crescent adjacent heritage buildings 9 and 10 will be one-way and due to the close interface with the built form and desire to provide safe environment.

Vehicular movement into the site beyond Wilf Crane Crescent will be along shared zones before dropping into basements to minimise vehicular movement within the site.

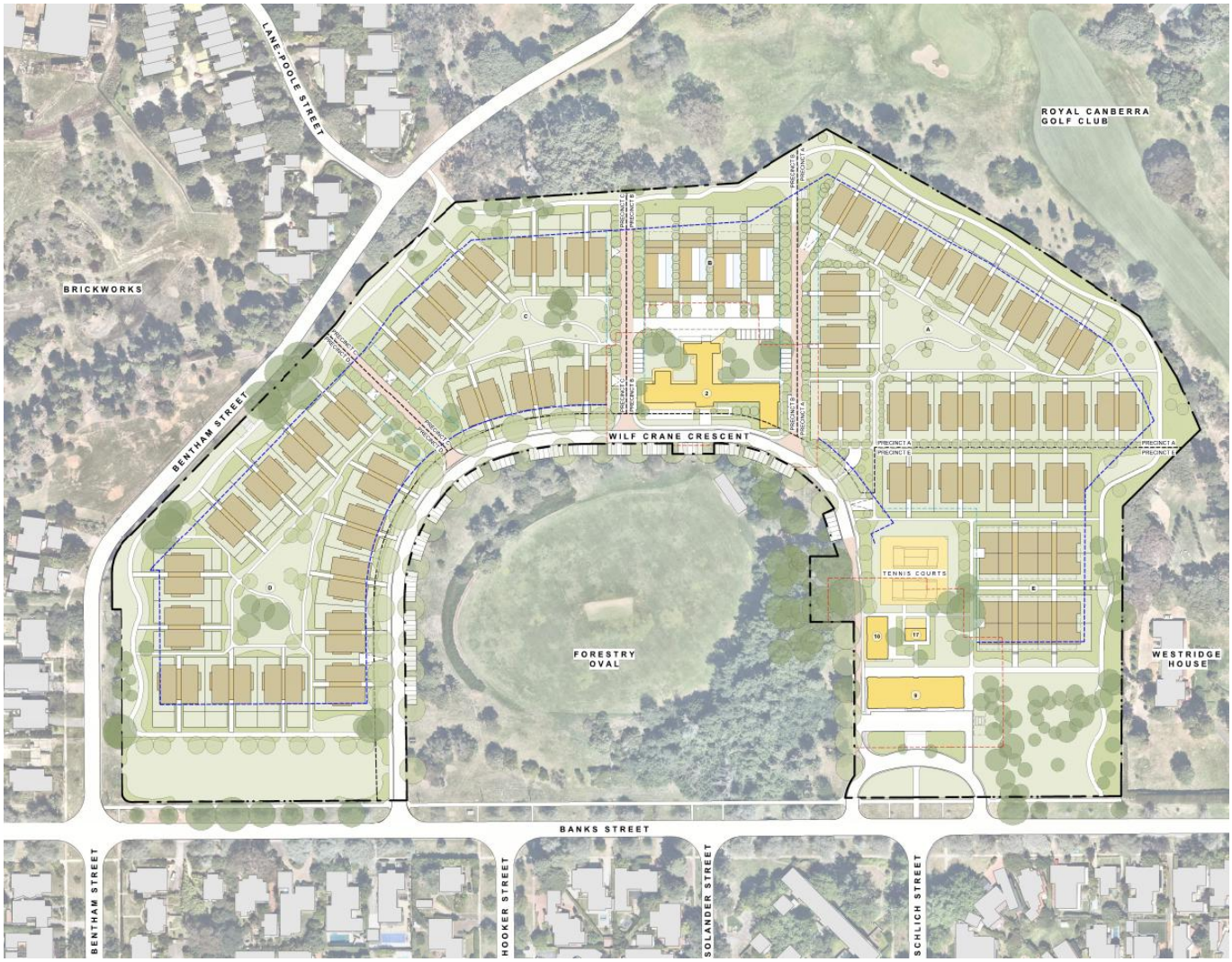
A series of precincts address Wilf Crane Crescent. Each precinct includes wide landscape frontage, residential address and passive surveillance of the public realm. Movement through the site will be promoted between each precinct, and a pedestrian pathway will meander around the perimeter of the site which equates to 1.8km length. At the heart of each precinct is a wide communal green. The majority of landscape will be community title to ensure consistency of design and quality of maintenance.

Up to 300 luxury apartments and townhouses are envisaged within small building footprints, arranged in the landscape, allowing easy adaption to topography and providing permeability throughout. Buildings will be up to 3 storey plus attic, the roof design replicating the pitch of heritage buildings within the site. All parking is provided within basements, following the building footprint, to ensure a pedestrian orientated environment; and minimise site coverage whilst maximising deep soil canopy tree planting.

An aged care / retirement living precinct will promote ageing-in-place and make use of heritage assets to provide communal amenities and services. Other heritage buildings will provide public functions for the wider community such as offices and restaurant / bar / cafe overlooking the oval.

A summary of each precinct within the master plan is as follows:

Site Works	Upgrade of Wilf Crane Crescent Public parking to Forestry Oval (off site works) Verge works to Banks Street (off site works)
Precinct A	97 residential apartments in 14 buildings
Precinct B	Heritage building 2 – concierge, office, restaurant/café and waste collection 4 residential townhouses
Precinct C	72 residential apartments in 8 buildings
Precinct D	127 residential apartments in 14 buildings
Precinct E	Heritage Building 9 – community facility reception, lounge, dining, administration Heritage Building 10 – communal gym Heritage Building 17 – communal clubhouse Heritage tennis courts Community facility of aged care / retirement living units


LANE POOLE STREET
ROYAL CANBERRA GOLF CLUB
BRICKWORKS
BENTHAM STREET
WILF CRANE CRESCENT
TENNIS COURTS
FORESTRY OVAL
WESTRIDGE HOUSE
BANKS STREET
BENTHAM STREET
HOOKER STREET
SOLANDER STREET
SCHLICH STREET

Master Plan

WORKS APPLICATION – STAGE 1 DEVELOPMENT

This Works Application is for the first stage of development and consists of the following elements of the master plan within Precincts A, B and E:

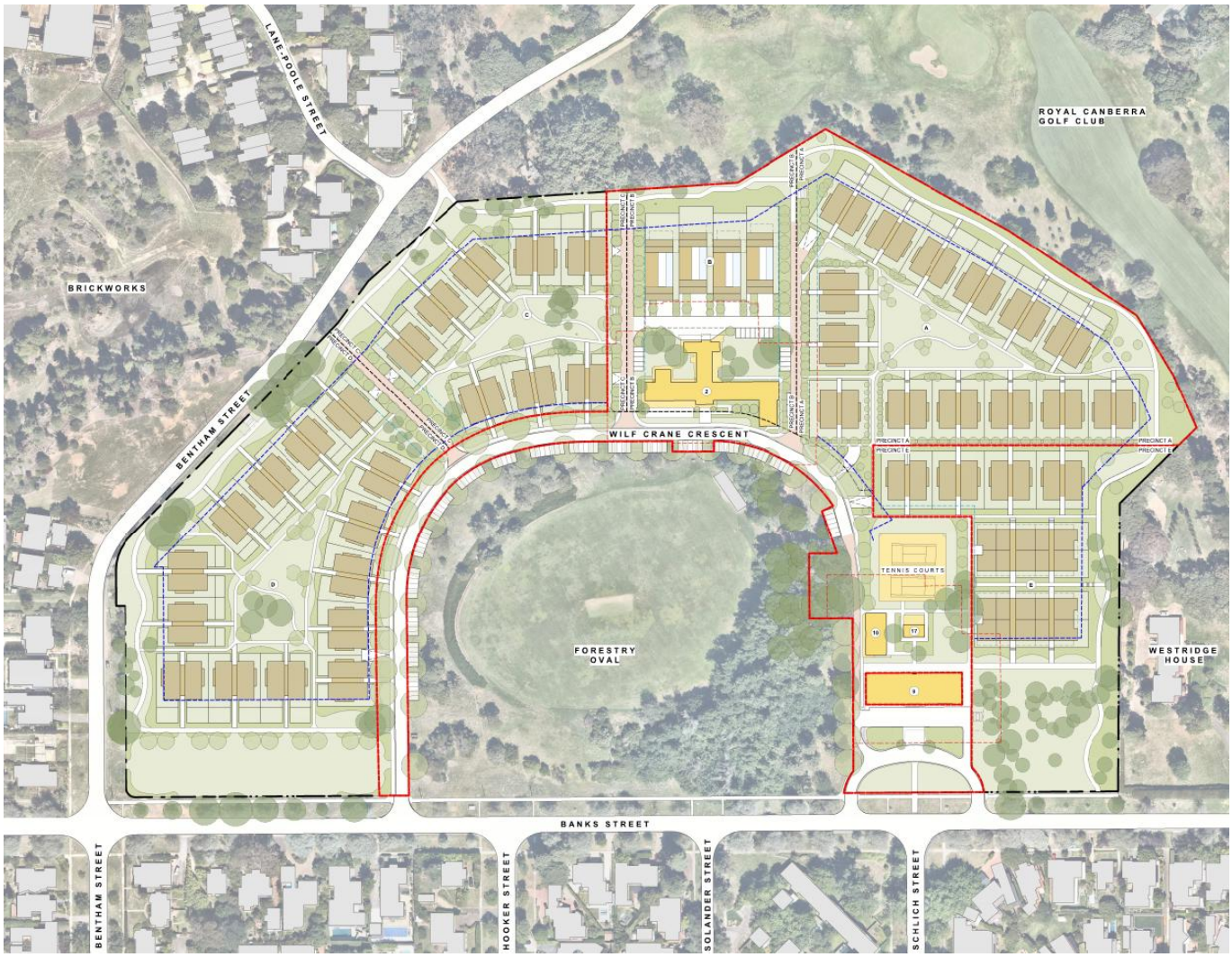
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Precinct A	97 residential apartments in 14 buildings
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Precinct C	72 residential apartments in 8 buildings
Precinct D	127 residential apartments in 14 buildings
Precinct E	Heritage Building 9 – community facility reception, lounge, dining, administration Heritage Building 10 – communal gym Heritage Building 17 – communal clubhouse Heritage tennis courts Community facility of aged care / retirement living units

Wilf Crane Crescent will be upgraded to provide an attractive tree lined street with generous footpath to the outer residential edge and public parking to the inner oval edge. The public parking will cater for both visitors to the precinct and users of the oval. Street lighting will be provided to ensure nighttime safety. Wide landscaped verges front each building which addresses the street, excluding the heritage buildings which are built to the street edge and this unique character will be retained. Slow speed shared zones provide access to Precincts A and B. Verge works to Banks Street include new footpath to provide improved pedestrian connectivity to the Yarralumla local centre and Lake Burley Griffin.

Precinct A residential apartment buildings are arranged around an expansive green. Each 3-storey building has a central lobby which provides pedestrian address from each side of the building, promoting permeability and movement and allowing direct access to communal landscape spaces and the surrounds. Each building contains between 6 and 8 apartments, all orientated to balance outlook, privacy and solar access. Buildings are stepped with the topography allowing long range views. There is no vehicular movement within the precinct, all residential parking is within basement garages under the building footprint to maximise deep soil canopy planting. The architectural form is contemporary with deep articulation, adjustable shading and includes attic rooftops for an attractive roofscape.

Precinct B provides 4 luxury townhouses overlooking Royal Canberra Golf Course. These 2-storey buildings share architectural form with the apartments but follow a more expansive footprint to create central north facing private courtyards including pool. Heritage Building 2 is adapted to provide residential concierge, commercial offices, and restaurant / café which overlooks Forestry Oval and provides an important community interface. Additionally, the rear of the building will subtly incorporate waste storage for the site. External changes to the building are minimal and include a new outdoor dining terrace overlooking the oval and any upgrades to provide equitable access. Commercial parking is provided to the rear of the building.

Precinct E includes heritage works. Building 10 will be adapted to provide a communal gym available to residential and aged care / retirement living residents. Building 17 will be adapted to provide a communal clubhouse for the refurbished tennis courts and include a new outdoor terrace. Upgrades will include necessary work to provide equitable access.



Master Plan with extent of Stage 1 Works Application bounded in red line.

NATIONAL CAPITAL PLAN – DETAILED CONDITIONS

OBJECTIVES - Compliant
The master plan achieves all objectives for development of the site.

Natural Character and Landscape Setting
The small footprint buildings are set within extensive landscaping which maintains the existing site topography. Vehicular movement within the site is reduced with the majority of driveways and parking underground. The natural character is enhanced through reduction of hardstand around the site and opportunity for vistas throughout the development.

New Tree Planting
Existing trees are retained where possible and new plantings of appropriate species are provided to strengthen the site's landscape setting. The majority of landscape is communal to promote access and enjoyment of the community. Trees are selected to provide shade and shelter and of a scale appropriate to an urban residential environment.

Excellence in Design
The master plan provides excellence in urban design with new buildings addressing surrounding streets to provide an appropriate urban edge to the suburban Yarralumla streetscape and create a series of central greens. Visitor parking is provided to the perimeter to ensure a pedestrian dominated development with extensive visual and physical permeability. Architecture is consistent across the development and of a contemporary timeless design. A restrained palette of materials are of high quality and low maintenance. Landscape design is appropriate to the scale of the site and includes layering of planting.

Heritage Significance
The master plan conserves the heritage significance of identified buildings. Wide curtilage is provided around each heritage building and new architecture compliments and does not detract from the significance of heritage items. The setting and key views of each building are preserved, and each heritage building is sympathetically adapted to contemporary use with minimal external intervention.

Public Access
The master plan promotes public access through the site, notably linking Bentham Street to the Forestry Oval. Additionally new footpaths are provided around the oval and along Banks Street to improve public movement within the suburb – to the Yarralumla Shops and Lake Burley Griffin.

Sustainability
Sustainability is a focus of all new buildings. The insulated concrete structure has high thermal mass appropriate for Canberra's climate. All dwellings are correctly orientated and include active shading devices to control summer solar ingress. All dwellings optimise natural cross ventilation. Buildings are light in colouring to minimise summer heat gain within the environment.

LAND USE - Compliant
The master plan includes the following permitted uses:

Residential
Up to 300 dwellings within Precincts A, B, C and D. Most of these dwellings are apartments with a small number of townhouses for diversity. A residential reception / concierge and residential waste collection will be accommodated within adaptive reuse of heritage building 2 (former Forestry House).

Community Facility
Aged care / retirement living within Precinct E. It is envisaged this may include up to 120 units. The necessary supporting spaces such as reception, administration, lounge, dining, clinical rooms and the like will be accommodated within heritage building 9 (the former Australian Forestry School).

Office
Adaptive reuse of heritage building 2 (former Forestry House) to provide approximately 870m^2 GFA office within Precinct B.

Ancillary Uses
Adaptive reuse of heritage building 2 (former Forestry House) to provide approximately 310m^2 restaurant, bar and café.

Road
Wilf Crane Crescent is maintained as a privately owned and maintained road open to the public including new footpaths.

Supporting communal spaces for both residential and aged care / retirement living use including gym and tennis clubhouse will be accommodated through the adaptive reuse of heritage buildings 10 (Industrial Museum / Forestry & Timber Bureau Offices) and 17 (former seed store).

BUILDING HEIGHT - Compliant
Buildings are designed to reflect the topography of the site and sited to step down with the fall of the land. Across the master plan the maximum building heights are:

- Residential apartments - 3 storey plus attic
- Aged care / retirement living units - 3 storey
- Residential town houses - 2 storey
- Existing heritage buildings – 1 to 2 storeys

All resident parking is provided in basement. The basements are graded to allow buildings over to be stepped with the topography and ensure the ground floor is never exceeds more than 1.2m above datum ground where buildings are located above.

SETBACKS – Compliant
The master plan observes all setbacks nominated in Figure 115:

- 50m to 80m setbacks to Banks Street
- 20m setback to the Forestry Oval boundary
- 20m setback to Bentham Street
- 20m setback to side boundary adjoining Royal Canberra Golf Course and Westridge House

Additionally, the master plan implements the 20m wide open space corridors to each side of Forestry House and 25m wide open space corridor linking Bentham Street to Forestry Oval indicated in Figure 115. The 20m wide corridors were not observed in the original indicative master plan for the site.



National Capital Plan (extract)
Figure 115: Development Controls for Block 7 Section 4 Yarralumla

DEVELOPMENT FOOTPRINT

Layout - Compliant
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 master plan observes all setbacks to the perimeter of the site and all visual corridors within the site. Proposed buildings are located within the indicative zones for 3 storey + attic and 2 storey + attic development. The master plan therefore preserves the landscape qualities and character of the site, with wide landscape frontages to surrounding streets and recreation space, and wide landscaped curtilage to existing heritage assets.

The master plan maintains similar grouping of buildings (precincts) as shown in the indicative master plan. There are however significant improvements including the reduction of surface driveways within the site (including removal of proposed new driveway off Banks Street) and implementation of open space corridors to each side of Forestry House.

Developable Area - Compliant
The maximum developable area of the site, as shown of Figure 115 is 41,500m^2.

The master plan has a developable area of approximately 37,600m^2. Because this is measured from the basement car parking, which is concealed within the landform, the actual perceived developable area will be considerably less due to the small-footprint buildings arranged around the site.

Facades – Compliant
Ensure that buildings have interesting facades through articulation, high quality materials, colour palette, and architectural detailing

The built form across the site is developed from a library of design elements, detailing and materials which ensure a cohesive design outcome, fitting of a precinct development, and complementary to the original heritage buildings that are retained on site. Each residential building is small footprint with highly articulated façade including deep shading elements and sliding screening to achieve a variety of shading. Roof forms are prominent to reflect the heritage buildings and create an attractive roofscape within the landscape. Architectural design including materials and colour are consistent throughout the master plan including the aged care / retirement living precinct. Materials are high quality and of low ongoing maintenance including concrete and metalwork. Colours are restrained and reflect the natural environment to ensure that buildings are sit within the gardens.

Building Separation – Compliant
Provide sufficient open space between buildings to optimise cross-ventilation and daylight access, whilst providing privacy for occupants of residential dwellings

The design of small-footprint residential apartment typologies with small quantity of dwellings arranged around a central core, ensure that every dwelling has extensive façade achieving superb natural cross ventilation and daylight access, akin to a freestanding dwelling. The primary orientation of each building is to the surrounding streets or recreation space, with secondary orientation to central greens. The interface between buildings includes windows which achieve privacy whilst allowing ventilation and orientating views to landscape. Balconies have screening to each side to ensure total privacy between dwellings.

Building Length – Compliant
Limit building length to encourage pedestrian and cyclist circulation between and around buildings, and maintain views to landscape throughout the site

The master plan creates a series of five precincts each separated by landscape corridors to promote visual permeability and movement though the site. Most precincts are then arranged around a central green to which allows pedestrian circulation through the heart of each precinct.

The majority of residential dwellings are within small 20m x 20m footprint buildings which allows pedestrian movement between buildings and maintains landscape vistas throughout the site. Wide landscape zones surround all heritage buildings and assets.

Building Interface – Compliant
Provide open space, including deep root plantings, between buildings

The master plan provides extensive open space between all buildings with deep root planting provided around basement car parking.

LANDSCAPE – Compliant

The site 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.

The landscape design for the Yarralumla Forestry Precinct establishes a high-quality, park-like environment that respects Country, retains significant trees, and enhances the heritage character of the site. The proposal delivers a cohesive public realm and a series of refined garden spaces that support the redevelopment's residential, community, and civic functions.

Connection To Country

The design acknowledges the site as Ngunnawal and Ngambri Country and responds to its cultural and ecological significance. Existing canopy trees and soft ground conditions are retained wherever possible to preserve the experience of moving through shaded, mature landscape. New planting complements these values and reinforces the site's long relationship with trees, stewardship, and seasonal change.

Heritage Integration

The precinct's European heritage buildings, originally associated with the national forestry school and later CSIRO research, are retained as visual and community landmarks. The landscape reinforces their prominence through structured planting, natural stone paving, and clear pedestrian connections that respect historic alignments and sightlines.

Tree And Planting Strategy

The existing arboretum character is strengthened through the retention of key specimens and the introduction of compatible species including maples, elms, magnolias, birches, pears, and oaks. Understorey planting uses classic, evergreen structure with seasonal highlights, creating a refined and cohesive garden character. Rolling lawns provide openness and reinforce the parkland setting.

Public Realm and Materials

The public realm is unified through high-quality materials including natural stone paving, premium furnishings, and a consistent lighting and streetscape palette. Path networks improve accessibility and encourage movement through the site, while maintaining the informal, shaded qualities that define the precinct.

Open Space and Community Use

Large lawn areas, shaded paths, and garden rooms provide flexible spaces for recreation, gathering, and quiet enjoyment. These spaces support community life and reinforce the site's identity as a place of learning, research, and connection to landscape.

Overall Intent

The proposal delivers a landscape that is respectful, contemporary, and enduring. It celebrates the site's Indigenous, scientific, and architectural histories while providing a luxurious, high-amenity environment for future residents and visitors. The design strengthens the precinct's identity, enhances biodiversity, and contributes positively to the character of Yarralumla.

Open Space - Complaint
A minimum 60% of the site must be set aside for open space. Within open space areas identified in Figure 115, minor structures and other elements such as paths, driveways, signage are permitted.

The master plan includes open space of approximately 73% of the site area. This open space consists of both private and communal outdoor areas and includes vehicular and pedestrian movement paths and the like. Some of this open space extends over basement parking. Minor structures / articulation elements including upper floor balconies extend over the open space in some areas.

Deep Soil - Compliant
A minimum of 45% of the site is to accommodate deep soil zones for retaining existing trees and renewal of landscaping across the site.

The master plan includes deep soil zones of approximately 64% of the site area. These deep soil zones facilitate retention of existing trees where possible, and renewal of landscape through a high-quality design appropriate to the context and climate of the site.

Perimeter Trees - Compliant
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

The master plan retains the majority of trees around the perimeter of the site (within setbacks) except where required to be removed due to poor health or safety reasons. The master plan does not seek to provide new access driveway and parking off Banks Street (shown in the indicative master plan) and this will allow retention of a greater number of trees in that frontage.

HERITAGE AND ADAPTIVE REUSE - Compliant

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 curtiledge area, 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.

BUILDINGS

Because the new master plan varies from the former indicative master plan, ERM have been recommissioned to update the Heritage Impact Assessment. This updated assessment confirms that the proposal does not adversely impact heritage values.

LANDSCAPE

Landscape Evolution and Precinct Character

While the development requires a reduction in total stem count, the strategy focuses on transitioning the site from an unmanaged, declining arboretum into a curated heritage landscape. The new tree palette is designed to reinforce the "arboretum" feel through deliberate species selection that mirrors the scale and seasonal interest of the site's most significant historical specimens.

Strategic Removal of Non-Contributory Species

A primary goal of this renewal is the removal of trees that detract from the precinct's heritage and ecological value. This includes:

- Senescent and Declining Stock: Removing dead or dying trees that pose safety risks and no longer contribute to the canopy.
- Environmental Weeds: Eradicating invasive species to improve the health of the remaining heritage stand.
- Removal of *Pinus radiata*: These specimens are being phased out as they are no longer considered desirable or appropriate for the long-term vision of this specific cultural landscape.

Reinstating Design Intent

The replacement strategy prioritises "high-value" replanting over high-density infill. By focusing on original spatial patterns, avenues, and clusters, the plan reinstates the professional design language of the historic arboretum. We are replacing "accidental" growth with intentional plantings that use upright, spreading, or columnar forms to define the precinct's architectural character.

Genetic Continuity and Provenance

To mitigate the loss of significant or rare botanical assets, a strict propagation protocol is in place:

- **Material Collection:** Seeds and cuttings from significant specimens will be harvested prior to removal.
- **Local Cultivation:** These will be raised in local nurseries to maintain the specific genetic "provenance" of the site.
- **Targeted Replanting:** Returning these "descendant" trees to the site ensures the botanical lineage of the original arboretum remains unbroken.

Long-Term Canopy Sustainability

Recognising the net loss of canopy cover, the strategy prioritises the longevity and performance of the new plantings. By providing modern irrigation, improved soil volumes, and adequate Root Protection Zones (RPZs), the new canopy is designed to reach its full mature potential—something the current unmanaged and overcrowded stand cannot achieve.

Heritage Alignment & Future Legacy

This is a strategy of renewal rather than simple replacement. By clearing out weeds and declining pines, we create the necessary space to establish a sustainable, high-quality canopy. This approach ensures that the precinct's heritage values are expressed through a healthy, curated collection of trees that will endure for future generations.

RESIDENTIAL APARTMENT DESIGN

Layout and Floor Area – Compliant
A variety of dwellings ranging from 1-bedroom to 5-bedroom are proposed with carefully considered layouts to maximise occupant amenity. Each dwelling type far exceeds minimum internal area requirements. The residential apartment building typology provides flexibility for easy adaptation around the site where between one and four apartments can be provided around the central core on any floor level.

Private Open Space - Compliant
All ground floor dwellings include sizeable private courtyards of significantly greater than 36m^2 and minimum dimension of greater than 6m. Many ground floor courtyards extend around three sides of the dwelling to provide the amenity akin to a traditional freestanding home. All upper floor dwellings include full width balconies of at least 2.8m dimension and greater than 12m^2 area.

Ceiling Heights - Compliant
Floor-to-floor heights of residential dwellings are 3.6m to allow 3m ceilings throughout habitable areas of the dwelling and 2.7m ceilings to non-habitable areas. Together with full-height glazing this maximises daylighting within the dwelling. The generous ceiling cavity allows the flexibility to alter unit mix and layout on any floor. For attic spaces the minimum wall height is 1.8m with a 36-degree ceiling slope.

Adaptable Dwellings - Compliant
All residential dwellings (up to 300) are designed in accordance with Liveable Housing Gold standard to allow residents of wide age and ability; and promote ageing in place. All aged care / retirement living dwellings (up to 120) are designed as adaptable dwellings to meet AS4299 Adaptable Housing Class C. This will equate to greater than 10% of the dwellings across the site.

ENVIRONMENTAL PERFORMANCE

Passive Solar Design – Compliant
Dwellings are generally orientated to the north, east or west to balance solar access and outlook. Deep overhangs allow solar access to living rooms in winter, but mange solar access and glare in summer. Operable screens to the faces of balconies allow for balconies to be shaded in summer (and to filter winds) to allow comfortable use throughout the year. Importantly all western facades that have full sun exposure include operable screening. Upper floor balconies include operable pergolas to balance solar access and weather protection. All screening elements are integrated with the overall architectural design. Buildings are of concrete construction with significant under-slab insulation to each floor to provide thermal mass appropriate to Canberra's environment.

Solar Access – Compliant
Living rooms and private open spaces of at least 70% of apartments receive a minimum of 3 hours direct sunlight between 9am and 3pm on the winter solstice (This Works Application is for Precincts A and B and so solar access is assessed for these precincts rather than the entire master plan). Only four apartments receive no direct sunlight between 9am and 3pm on the winter solstice.

Daylight – Compliant
All habitable rooms have an operable window in an external wall with a glass area of greater than 15% of the floor area of the room. Habitable rooms are no reliant on courtyards, skylights or high-level windows for daylighting. There are no 'snorkel' apartments arrangements.

Natural Ventilation - Partly Compliant
All habitable rooms include operable glazing to provide natural ventilation. Whilst some apartment layouts do provide operable glazing to non-habitable rooms such as bathrooms, the majority of bathrooms and toilets are arranged central to the building floorplate to maximise façade available to habitable space which we consider to be a sensible outcome.

100% of residential dwellings achieve natural cross ventilation to provide a comfortable indoor environment for residents. The small footprint buildings with all dwellings having a minimum of two facades, promotes capture of prevailing breezes and natural cross ventilation. Flyscreens will be provided to all operable glazing, and the use of operable screening provides privacy to allow sliding doors to remain open. The generous 3m ceiling heights ensures appropriate depth of habitable spaces.

Water Sensitive Urban Design – Compliant
The proposal is in accordance with ACT Government requirements for Water Sensitive Urban Design (WSUD). Sellick Civil Engineers have provided assessment of WSUD requirements. Each precinct is provided with an appropriately sized on site retention tank (underground) to which water is reused for irrigation.

PARKING, ACCESS AND MOVEMENT

Parking Generation

Parking is in accordance with ACT Government planning requirements. For this project we have adopted the following rates (source Territory Plan Technical Specifications):

Use	Description	Car Generation	Bicycle Generation
Residential	1-Bedroom Dwelling	1 space	1 space
	2-Bedroom Dwelling	1.5 spaces	1 space
	3-Bedroom dwelling	2 spaces	2 spaces
	4-bedroom dwelling	2 spaces	2 spaces
Residential visitors		0.25 spaces per dwelling (3% accessible)	0.1 spaces per dwelling
Community Facility	Retirement living unit	1 space per unit (all accessible)	
	Retirement living staff	0.5 spaces per employee (3% accessible)	
	Retirement living visitors	Included in above	
Commercial	Office	2 spaces / 100sqm GFA (3% accessible)	1 space / 200sqm NLA long stay 1 space / 400sqm NLA short stay
Ancillary Commercial	Restaurant / Cafe	10 spaces /100sqm GFA (3% accessible)	1 space / 150sqm long stay 1 space / 105sqm short stay

Motorcycles 3 spaces per 100 car parking spaces

Residential Parking Provision – Compliant

Every residential dwelling is provided with individual basement garage. Garages are of generous size and will accommodate greater than the required parking generation in addition to secure parking of motorcycles and bicycles.

Visitor Parking Provision – Compliant

New parking will be provided around the perimeter of Forestry Oval which serve as visitor parking for the development and provide public parking for oval users. This shared-use strategy has been endorsed in principle by ACT Government. The available visitor parking will exceed generation.

Commercial & Ancillary Commercial Parking Provision – Compliant

New parking will be provided to the rear of Building 2 which is adapted to include commercial uses. Together with the new Forestry Oval parking the available commercial parking will exceed generation.

Community Facility Parking – Compliant

Community facility parking for residents will be provided in basement. Community facility parking for staff will be provided within existing spaces to the front of Building 9. This parking will also be available for visitors. Available parking will exceed generation.

Within each precinct zones are provided for convenient removalist and delivery parking.

Electric Vehicles – Partially Compliant

The development will be EV ready and accommodate EV charging infrastructure. The electrical infrastructure has considered capacity, wiring provision and load management.

Each residential basement garage will include an EV ready parking space with appropriate wiring, a covered outlet, and a final connection point for an EV charger. This will also cater for bicycle and motorbike charging. The aged care / retirement living basement will include EV charging spaces.

Visitor car parking spaces are predominately located off-site to the perimeter of Forestry Oval to allow public recreational use. These visitor car spaces cannot be provided with charging infrastructure. Charging infrastructure will be provided to visitor carspaces which are located within the site.

20% of spaces allocated to ancillary commercial uses will be EV ready.

Vehicular Access – Compliant
The master plan utilises only existing vehicular access points and does not pursue the additional access point off Banks Street that is permitted in the NCP. The master plan maintains this area as landscaped frontage.

Pedestrian and Cycle Links – Compliant
The master plan provides pedestrian links through the site to support convenient access to and from key locations, notably from Bentham Street to Forestry Oval. Additionally, a new footpath around Wilf Crane Crescent and a generous 2.5m wide informal pathway around the property boundary shared with the Royal Canberra Golf Course and Westridge House creates a 1.8km walk around the perimeter of the site. Additionally, a new footpath will be provided along Banks Street to allow pedestrian connection to Bentham Street and the nearby Yarralumla local centre which includes public transport stops, and toward Lake Burley Griffin.

All pedestrian pathways are available for public use, have appropriate lighting for safety and demonstrate non-discriminatory and equitable access. Way finding is clear and logical not relying on additional signage.

ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The proposed works have been assessed and approved under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (EPBC Ref: 2021/8937), which authorises the broader redevelopment of the former CSIRO Forestry Precinct as a mixed-use development. The approval remains in force until 1 July 2038 and applies to impacts on Commonwealth Heritage values and listed threatened species.

The current Works Approval has been prepared having regard to, and in a manner consistent with, the obligations imposed by the activity approval. The demolition works form part of the staged redevelopment contemplated by the EPBC approval and are limited to non-heritage and low-value structures, consistent with the approved development envelope and project description. The relevant conditions have been considered as described below.

Threatened species and ecological communities

The following action has been taken as required by the approval in relation to the protection of ecological values (Golden Sun Moth habitat)

- Condition 6 - exclusion of all works from identified Golden Sun Moth habitat areas;
- Condition 7 - installation and maintenance of protective fencing; and
- Condition 8 - management of grass height within prescribed parameters for the duration of works.

Heritage Impact Assessment

Conditions 12 -14 - The EPBC approval anticipates two stages that are now proposed to be implemented concurrently. Both the Stage 1 and Stage 2 Heritage Impact Assessment (HIA) have been prepared by ERM for approval prior to commencement of works.

In relation to demolition and site works, the approval permits the removal of non-heritage and low-value structures, subject to archival recording requirements subject to photographic archival recording of affected buildings and structures prior to demolition.

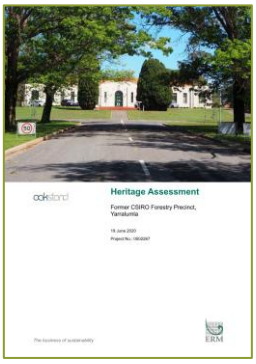
The proposed demolition works are consistent with the obligations under the EPBC action approval. The Works Approval represents an initial implementation phase of the approved action and has been designed to ensure full compliance with the relevant EPBC approval conditions, with detailed matters dealt with in the required Heritage Impact Assessment and associated management plans prior to commencement.

REFERENCE DOCUMENTATION

The following are relevant reference documents:

Heritage Assessment
Former CSIRO Forestry Precinct, Yarralumla
Environmental Resources Management Australia Pty Ltd (June 2020)

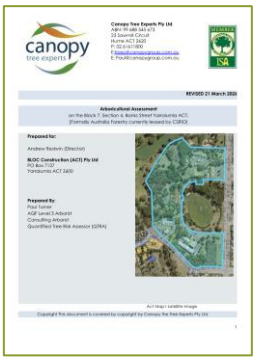
This document provides information regarding the historic significance of the site, its important views, associations and social significance. The assessment identifies high and moderate significant assets including opportunities for adaptive reuse and interpretation in future redevelopment.



Arboricultural Assessment
Block 7 Section 4 Banks Street Yarralumla ACT
Canopy the Tree Experts (6 April 2026)

This assessment is an update to the 2020 Aboricultural Assessment that formed the basis of the EPBC Approval.

This document assesses trees over 6m in height (6m being the lower limit used by Heritage ACT). There are 1550 trees over 6m height on the site. Trees were assessed as individual trees or in groups where appropriate; and provided an overall tree quality assessment.



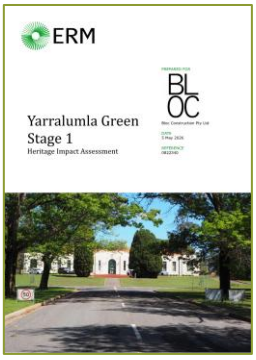
Notification of Approval
Forestry Place Redevelopment of CSIRO Yarralumla, Block 7 Section 4 Yarralumla, ACT (EPBC ref 2021/8937)
Australian Government Department of DCCEEW (April 2023)

This document provides detail of approval to redevelop the Commonwealth Heritage Listed CSIRO Forestry Precinct and Australian Forestry School (former) into a mixed-use residential commercial precinct.



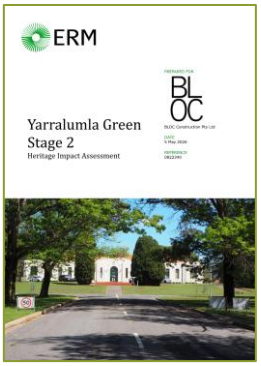
Heritage Impact Assessment – Stage 1
Yarralumla Green
Environmental Resources Management Australia Pty Ltd (May 2026)

This document responds to the EPBC Approval conditions which include preparation and submission of a Heritage Impact Assessment specific to the detail designs of the demolition and construction works proposed by this Master Plan.



Heritage Impact Assessment – Stage 2
Yarralumla Green
Environmental Resources Management Australia Pty Ltd (May 2026)

This document responds to the EPBC Approval conditions which include preparation and submission of a Heritage Impact Assessment specific to the adaptive re-use of heritage buildings and assets proposed by this Master Plan.



Report on Preliminary Site Investigation (Contamination)
Block 7 Section 4 Yarralumla
Douglas Partners (February 2021)





NCA WORKS APPLICATION – STAGE 1 DEVELOPMENT
CONSULTATION REPORT
BLOCK 7 SECTION 4 YARRALUMLA (FORMER CSIRO FORESTRY SITE)
1 MAY 202

StewartArchitecture

OVERVIEW

There has been long history of consultation and engagement leading to the approval of National Capital Plan Amendment 97. The master plan we have prepared for the site and the subsequent Works Applications comply with the National Capital Plan and respect the outcomes of this lengthy consultation process.

In preparation for submission of a Works Application for Stage 1 development, the following additional consultation has been undertaken.

CONSULTATION

Presentation to Yarralumla Residents Association (YRA) Senior Members
9 December 2025 at Stewart Architecture

A presentation of the master plan concept design to the President and Treasurer of the YRA. It was noted that responses at this meeting may not reflect the opinions of the broader YRA membership. Key discussion points in this meeting:

- General support for a 'resort' style development of smaller buildings of consistent architectural form within a landscape setting.
- YRA suggested a community room could be made available to the public in the development. It was noted that the aged care / retirement living component will likely have such spaces available.
- Resident parking and traffic are of concern to the YRA. It was noted the development provides significantly greater resident parking than required in basements.
- Construction traffic is of concern to the YRA, and suggestion was made that construction traffic should be via Hopetoun Circuit and Schlick Street.
- YRA hope for a condensed construction program to minimise ongoing disruption to the community. It was noted the development will be constructed as efficiently as possible pending sales.

It was agreed a community information session would be organised when plans had been further refined.

Briefing to the National Capital Authority (NCA)
25 February 2026 at the NCA

A presentation of the master plan and Stage 1 designs to confirm the pathway for submission of Works Applications. At this meeting it was confirmed that the intent is to comply with the National Capital Plan.

Briefing to the Department of Climate Change, Energy, the Environment and Water (DCCEEW)
13 April 2026 at the DCCEEW

A presentation of the master plan and draft Stage 1 Works Application to confirm the EPBC process and any adjustments that are required to the EPBC Approval to facilitate the preferred development staging, such as commencing refurbishment of heritage buildings as soon as possible.

Meeting with ACT Government Sport and Recreation
16 April 2026 at the Forestry Oval

A meeting with senior ACT Government staff to discuss off-site works for the benefit of both the development and the wider Yarralumla community. Key discussion points in this meeting:

- In-principle support for the developer upgrading Wilf Crane Crescent to include compliant street lighting, footpaths etc as well as works on public land such as street tree planting and car parking which will provide for both visitors to the development and public parking for the oval.
- In-principle support for the developer upgrading landscaping around the oval to improve recreational amenity.
- In-principle support for the developer upgrading facilities associated with the oval including refurbishment of the pavilion to include additional change rooms.

It was agreed the developer would prepare a formal submission for consideration by ACT Government.

Community Information Session
9 May 2026 at Heritage Building 10

A morning / afternoon drop-in information session has been organised for the information of interested members of the community. A summary of this session will be provided.

Block 7 Section 4 Yarralumla (Former CSIRO Forestry Campus)

Drop in Information Session

Date: Saturday 9th May 2026
Time: 11am – 1pm
Location: Building 10 – Wilf Crane Crescent, Yarralumla



Stewart Architecture have been engaged to prepare a master plan and submit Works Application for redevelopment of the site. We invite interested members of the community to attend our drop-in information session.

StewartArchitecture

Australian Government
National Capital Authority

LETTER OF AUTHORISATION

for applicants to obtain permission from lessee or land custodian to lodge an application with the National Capital Authority on their behalf.

LEASE/SITE DETAILS (please print)

If more than one lease/site please attach the following details for each additional lease/site on a separate sheet

Block	7	**Section**	4	**Suburb/District**	Yarralumla
Road Reserve					
Address	1-5 Wilfe Crane Crescent Yarralumla (off Banks Street)				
Description of Works	REMOVAL OF UNSAFE TREES				

LESSEE(S)/LAND CUSTODIAN(S) DECLARATION

If more than two entities please provide details of each additional lessee on a separate sheet

- **I/we declare that I am/we are the lessee(s) of the land described above;**
- **I/we have been made aware of the proposed works and support the application; and**
- **I/we declare that all the information given on this form is true and complete.**

Name	Yarralumla Green Pty Ltd		
Title/Position	Director – Paul Powderly		
Telephone	0413 122 877	**Email**	paul.powderly@colliers.com
Signature		**Date**	1 April 2026
Name	Paul Powderly		
Title/Position	Director		
Telephone	0413 122 877	**Email**	paul.powderly@colliers.com
Signature		**Date**	1 April 2026

APPLICANT DECLARATION

- **I/we declare that all information given on this form and its attachment is true and correct;**

If signing on behalf of an organisation:

- **I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation.**

Name	Marcus Graham	**Organisation Name**	Stewart Architecture
Signature		**Date**	1 April 2026

Australian Government
National Capital Authority

MAJOR WORKS APPROVAL
APPLICATION INFORMATION CHECKLIST

The following information is mandatory for all works applications:

- A Locality Plan which identifies the site and its context.
- A written description of the works proposed.
- Plans or drawings describing the works with drawing numbers.
- Authorisation from the land owner/lessee or land custodian to lodge the application on their behalf (Please use the Authorisation Form available from the NCA Website).

Failure to submit the above information will result in your application not clearing the completeness check stage.

Failure may result in the applicant being provided with a Notice to resubmit the application that is not in accordance with the *Australian Capital Territory (Planning and Land Management) Act 1988*. This notice incurs a cost as shown in the Works Approval Schedule of Fees and in accordance with the *Australian Capital Territory (Planning and Land Management) Regulations*.

Major applications may require the submission of one set of hard copy plans. The assessing officer will contact you if this is required.

Examples of Major applications include mixed use developments, residential buildings and major road works.

Major works approval applications will need to provide the following:

☐ **1** **Planning Report** which addresses the relevant design and planning matters in accordance with the provisions of the National Capital Plan. Advice in relation to how obligations have been met under other legislation including the *Environment Protection and Biodiversity Conservation Act 1999, Copyright Act 1968* or relevant Territory legislation should be included.

☐ **2** **Schedule of Proposed Works** which gives details of the works proposed including extent of earthworks, off-site work requirements and works associated with service connections. It should also describe the quantitative characteristics of the proposed development such as:

- gross floor area
- site coverage
- building height (RL and in metres), including height from natural ground level
- building setbacks from property line
- external materials and colours (a sample board may be required)
- on-site and off-site car parking provision.

☐ **3** **Quantity Surveyor's Certificate of Costs** for all proposals costing **over $2 million**. The Certificate of Costs must:

- be prepared and signed by a registered quantity surveyor
- itemise the quantities of materials and labour for the proposed works exclusive of GST for the purpose of calculating Works Approval fees.

Note: Quantity Surveyor's Certificate of Costs are subject to review by the National Capital Authority.

☐ **4** **Detailed Site Plan (preferably 1:200 or 1:500)** which identifies site boundaries and the key characteristics of the site including:

- site contours
- underground services (water, sewer, gas & electricity)
- surface drainage pattern
- existing vegetation (particularly the established trees) - their size, species, condition and exact location
- vehicular and pedestrian access
- existing development and other features which may contribute to a full understanding of the site and its context.

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National Capital Authority | GPO Box373, Canberra ACT2601 | www.nca.gov.au | worksapproval@nca.gov.au

CONTINUED FROM PAGE ONE

☐ 5 **Architectural Drawings (1:100 or 1:200)** sufficient to fully explain the proposal and should include:

- floor plans
- elevations
- sections (indicating finished floor levels and roof heights)
- perspective drawings
- coloured elevation(s) showing external finishes
- external lighting plan
- external signage plan.

☐ 6 **Landscape Plans (1:200 or 1:500)** which include:

- landscape management and protection plan
- existing trees proposed to be retained and trees to be removed or pruned supported by a tree survey report by qualified arborist (tree assessment schedule)
- proposed planting design with planting schedule outlining size, species and quantity
- final site levels (including verge levels) and drainage
- location and finishes of pedestrian & vehicular access paths and carpark areas
- location and details of signage and external lighting.

☐ 7 **Civil & Excavation Plans** – civil drawings showing changes to site services including the method of undertaking works, extent of excavation including levels.

☐ 8 **A Drawing Schedule** provided in an editable table format such as .doc, .docx (not PDF) or similar.

☐ 9 **A Traffic and Parking Assessment Report** which considers the potential impact on the area, vehicle access and egress, parking arrangements, road capacity.

☐ 10 **ACT Government Agency Clearances**

- Transport Canberra and City Services Directorate (TCCS) - Works on Unleased Territory Land such as road reserves, public parks and nature reserves may be required to be referred to TCCS. TCCS will also provide temporary traffic management authorisation, advice on urban tree management, driveway works and verge management.
- Environment, Planning and Sustainable Development Directorate (EPSDD) – EPSDD may be required to provide leasing advice, advice on ACT heritage listed sites, Environmental protection requirements, and advice on the conservation of flora and fauna in the ACT.

Please contact Access Canberra on 13 22 28 to contact the relevant areas of these ACT Government directorates.

☐ 11 **A Consultation Report** outlining any pre-application consultation conducted by the proponent and how the matters raised during consultation have been addressed. The NCA may be required to conduct further consultation on the application.

☐ 12 **A Site Establishment and Construction (or Demolition) Management Plan** which identifies:

- the location of temporary work sheds and material storage areas
- temporary site fencing and signs
- construction/demolition vehicle access and circulation areas
- methods to be used for protecting street trees and trees to be retained on site
- methods of protection of verge landscaping
- erosion management plans
- HAZMAT report/survey and remediation measures
- steps to be taken to restore the site
- temporary traffic management.

These details may not be available at the time of submission and may form a future application.
If you have any questions, please discuss with the Works Approval team the information required for your proposed works.

Australian Government
National Capital Authority

MAJOR WORKS APPROVAL
APPLICATION INFORMATION CHECKLIST

The following information is mandatory for all works applications:

- A Locality Plan which identifies the site and its context.
- A written description of the works proposed.
- Plans or drawings describing the works with drawing numbers.
- Authorisation from the land owner/lessee or land custodian to lodge the application on their behalf (Please use the Authorisation Form available from the NCA Website).

Failure to submit the above information will result in your application not clearing the completeness check stage.

Failure may result in the applicant being provided with a Notice to resubmit the application in accordance with the *Australian Capital Territory (Planning and Land Management) Act 1988*. This notice incurs a cost as shown in the Works Approval Schedule of Fees and in accordance with the *Australian Capital Territory (Planning and Land Management) Regulations*.

Major applications may require the submission of one set of hard copy plans. The assessing officer will contact you if this is required.

Examples of Major applications include mixed use developments, residential buildings and major road works.

Major works approval applications will need to provide the following:

☐ **1. Planning Report** which addresses the relevant design and planning matters in accordance with the provisions of the National Capital Plan. Advice in relation to how obligations have been met under other legislation including the *Environment Protection and Biodiversity Conservation Act 1999, Copyright Act 1968* or relevant Territory legislation should be included.

☐ **2. Schedule of Proposed Works** which gives details of the works proposed including extent of earthworks, off-site work requirements and works associated with service connections. It should also describe the quantitative characteristics of the proposed development such as:

- gross floor area
- site coverage
- building height (RL and in metres), including height from natural ground level
- building setbacks from property line
- external materials and colours (a sample board may be required)
- on-site and off-site car parking provision.

☐ **3. Quantity Surveyor's Certificate of Costs** for all proposals costing **over $2 million**. The Certificate of Costs must:

- be prepared and signed by a registered quantity surveyor
- itemise the quantities of materials and labour for the proposed works exclusive of GST for the purpose of calculating Works Approval fees.

Note: Quantity Surveyor's Certificate of Costs are subject to review by the National Capital Authority.

☐ **4. Detailed Site Plan (preferably 1:200 or 1:500)** which identifies site boundaries and the key characteristics of the site including:

- site contours
- underground services (water, sewer, gas & electricity)
- surface drainage pattern
- existing vegetation (particularly the established trees) - their size, species, condition and exact location
- vehicular and pedestrian access
- existing development and other features which may contribute to a full understanding of the site and its context.

☐ **5. Architectural Drawings (1:100 or 1:200)** sufficient to fully explain the proposal and should include:
- floor plans
- elevations
- sections (indicating finished floor levels and roof heights)
- perspective drawings
- coloured elevation(s) showing external finishes
- external lighting plan
- external signage plan.

☐ **6. Landscape Plans (1:200 or 1:500)** which include:
- landscape management and protection plan
- existing trees proposed to be retained and trees to be removed or pruned supported by a tree survey report by qualified arborist (tree assessment schedule)
- proposed planting design with planting schedule outlining size, species and quantity
- final site levels (including verge levels) and drainage
- location and finishes of pedestrian & vehicular access paths and carpark areas
- location and details of signage and external lighting.

☐ **7. Civil & Excavation Plans** – civil drawings showing changes to site services including the method of undertaking works, extent of excavation including levels.

☐ **8. A Drawing Schedule** provided in an editable table format such as .doc, .docx (not PDF) or similar.

☐ **9. A Traffic and Parking Assessment Report** which considers the potential impact on the area, vehicle access and egress, parking arrangements, road capacity.

☐ **10. ACT Government Agency Clearances**
- Transport Canberra and City Services Directorate (TCCS) - Works on Unleased Territory Land such as road reserves, public parks and nature reserves may be required to be referred to TCCS. TCCS will also provide temporary traffic management authorisation, advice on urban tree management, driveway works and verge management.
- Environment, Planning and Sustainable Development Directorate (EPSDD) – EPSDD may be required to provide leasing advice, advice on ACT heritage listed sites, Environmental protection requirements, and advice on the conservation of flora and fauna in the ACT.

Please contact Access Canberra on 13 22 28 to contact the relevant areas of these ACT Government directorates.

☐ **11. A Consultation Report** outlining any pre-application consultation conducted by the proponent and how the matters raised during consultation have been addressed. The NCA may be required to conduct further consultation on the application.

☐ **12. A Site Establishment and Construction (or Demolition) Management Plan** which identifies:
- the location of temporary work sheds and material storage areas
- temporary site fencing and signs
- construction/demolition vehicle access and circulation areas
- methods to be used for protecting street trees and trees to be retained on site
- methods of protection of verge landscaping
- erosion management plans
- HAZMAT report/survey and remediation measures
- steps to be taken to restore the site
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These details may not be available at the time of submission and may form a future application. If you have any questions, please discuss with the Works Approval team the information required for your proposed works.

BLOC Head Office
Level 1, 116 Bentham Street
Yarralumla ACT 2000
T +61 2 6260 6362
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7 May 2026

National Capital Authority
Treasury Building, King Edward Terrace
Parkes, ACT 2600
To whom it may concern,

Yarralumla Green Development – Cost of Works Summary

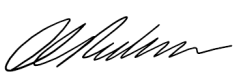
Please see below a cost of works summary of the development using the Building (General) (Cost of Building Work) Determination 2020 (No 1) notifiable Instrument NI2020-336 made under the Building (General) Regulation 2008, Section 11 (1) (a) General requirements for application for building approvals.

COST OF WORKS SUMMARY

	GFA	Escalated Rate (2026)	Total
Precinct A			
(Residential Class 2)			
3 Storey + Att	20,369	$ 2,089.73	$ 42,565,792.96
Basement Parking (Class 7)	10,350	$ 1,659.49	$ 17,175,770.05
Precinct B			
Residential Class 2			
2 Storey	2,000	$ 2,089.73	$4,179,468.11
Precinct C (Residential Class 2)			
3 Storey + Att	11,512	$ 2,089.73	$ 24,057,018.44
Residential Aged Care			
Independent Living (Class 2)			
3 Storey			
Heritage Building			
(Commercial) - Fitout	2623	$ 307.31	$ 806,084.18
TOTAL COST OF WORKS			**$ 88,784,133.74**

Should you have any further questions please contact the undersigned.

Yours sincerely



Andrew Redwin

Director
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	2020	2026
Class 2 - Residential		
Class 2 – up to 3 storeys	$ 1,700.00	$ 2,089.73
Class 2 – 4 to 10 storeys	$ 2,000.00	$ 2,458.51
Class 7 - Carpark		
Class 7 (a) – basement	$ 1,350.00	$ 1,659.49
Class 7 (a) – above ground	$ 1,210.00	$ 1,487.40
Class 7 (b)	$ 850.00	$ 1,044.87
Demolition		
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – up to 3 storey	$ 150.00	$ 184.39
Class 5 - Commercial		
Class 5 – Fitout of existing building	$ 250.00	$ 307.31

Notes:

Building (General) (Cost of Building Work) Determination 2020 (No 1) - ACT

Rates escalated at 3.5% from 2020 to 2026

Australian Capital Territory

Building (General) (Cost of Building Work) Determination 2020 (No 1)

Notifiable Instrument NI2020-336

made under the

Building (General) Regulation 2008, Section 11 (1) (a) General requirements for application for building approvals

1. Name of instrument

This is the *Building (General) (Cost of Building Work) Determination 2020 (No 1).*

2. Commencement

This instrument commences on 1 July 2020.

3. Instrument Revoked

I revoke instrument NI 2015-312.

4. Determination

I determine that the following instructions are to be used when calculating the ***estimated cost*** which is required to be contained in an application for building approval under the *Building Act 2004.*

(a) I determine that the calculation method described below must be used to determine the cost of building work***:***

the cost of building work = **R x M**

where

R is the rate amount specified in column 2 of the schedule for the classification (and the building height) as determined in accordance with the National Construction Code, Building Code of Australia, Part A3 Classifications of Buildings and Structures; and

M is the floor area of the building work measured to the outside of the walls, in square metres.

(b) If the building includes more than one classification then the cost of building work is the total of the cost of building work for each classification. However, if the building has more than one classification applicable to a single area, the highest rate for the area must be used.

Example

John is constructing a Class 1 building of 100m² with an attached Class 10a building of 20 m². The cost of building work calculation would be as follows:

$172, 000 = (**$1500** x **100) + ($1100 x 20)**

(c) Under the *Building (General) Regulation 2008*, section 11 (1) (a), I determine that if the cost of building work is ≥ $1000 then the ***estimated cost*** is the same as the cost of building work**.** However if the cost of building work is < $1000 then estimated cost is $1000.

Example(s)

Example John is constructing a Class 1 building of 100m². The cost of building work would be $150,000. This is greater than $1000. Therefore the ***estimated cost*** would be the same as the cost of building work.

John is constructing a Class 10b building of 1m². The cost of building work would be $600. $600 is less than $1000 therefore the ***estimated cost*** for the purposes of a building approval application is $1000.

(d) If the building work is for alterations to a building, then the ***estimated cost*** can be determined by the above calculation process or by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST). If the calculation is based on a written relevant contract; the relevant written contract must be provided to the Construction Occupations Registrar at the time of building registration.

(e) If the building work does not correlate with the attached schedule then the ***estimated cost*** can be determined by the above calculation process or by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST). If the calculation is based on a written relevant contract; the relevant written contract must be provided to the Construction Occupations Registrar at the time of building registration.

(f) If the applicant believes that there are grounds to not use the above calculation process or the attached schedule, they may determine the ***estimated cost*** by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST), only with the approval of the Construction Occupations Registrar.

(g) The amounts mentioned in the schedule do not include an allowance for any GST payable.

Ben Green
Construction Occupations Registrar
17 June 2020

Building (General) (Cost of Building Work) Determination 2020 (No 1)
SCHEDULE
TABLE OF RATES

Registrar's Initials_____

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

1	2	3
Building Code of Australia Classes		
Class 1		
Class 1	$1500	m²
Class 2		
Class 2 – up to 3 storeys	$1700	m²
Class 2 – 4 to 10 storeys	$2000	m²
Class 2 – above 10 storeys	$2500	m²
Class 3		
Class 3	$1800	m²
Class 4		
Class 4	$1800	m²
Class 5		
Class 5 – up to 3 storeys	$2200	m²
Class 5 – 4 to 10 storeys	$2800	m²
Class 5 – above 10 storeys	$2500	m²
Class 5 – Fitout of existing building	$250	m^2
Class 6		
Class 6 (a)	$2200	m²
Class 6 (b)	$2000	m²
Class 6 (c)	$2200	m²
Class 6 (d)	$1300	m²
Class 6 – Fitout of existing building	$250	m^2
Class 7		
Class 7 (a) – basement	$1350	m²
Class 7 (a) – above ground	$1210	m²
Class 7 (b)	$850	m²
Class 8		
Class 8	$1400	m²
Class 9		
Class 9 (a)	$4500	m²
Class 9 (b)	$1400	m²
Class 9 (c)	$1600	m²
Class 10		
Class 10 (a) and Class 10 (b)*	$750	m²
Class 10 (c)	$1100	m²
*****where a retaining wall, the total wall area is taken from the elevation plan view		
Demolition		
Demolition of Class 1 and Class 10	$100	m²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – up to 3 storey	$150	m²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – 4 storeys and above*****	$200	m²
*the $200 rate only applies demolishing the parts of a building above the 3rd floor.		

Registrar's Initials_____

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

STEWART ARCHITECTURE - YARRALUMLA GREEN DEVELOPMENT SUMMARY

4 May 2026

PRECINCT	BUILDING	1 Bed	2 Bed	3 Bed	2 Bed Attic	3 Bed Attic	4 Bed Attic	5 Bed House	Total Dwellings	GFA Circ	GFA Units	Total GFA	Parking Generation	Notes
Precinct A (Residential)	1	0	0	4	0	2			6	131	1322		12	
3 Storey + Att	2	0	0	4	0	2			6	131	1322		12	
	3	0	0	4	0	2			6	131	1322		12	
	4	0	0	4	0	2			6	131	1322		12	
	5	0	0	4	0	2			6	131	1322		12	
	6	0	0	4	0	2			6	131	1322		12	
	6	0	0	4	0	2			6	131	1322		12	
	8	0	0	4	0	3			7	133	1311		12	
	9	0	0	4	0	4			8	133	1326		12	
	10	0	0	4	0	4			8	133	1326		12	
	11	0	0	4	0	4			8	133	1326		12	
	12	0	0	4	0	4			8	133	1326		12	
	13	0	0	4	0	4			8	133	1326		12	
	14	0	0	4	0	4			8	133	1326		12	
TOTALS									**97**	1848	18521	**20369**	**168**	
Precinct B (Residential)	1							1	1	0	500		2	
2 Storey	2							1	1	0	500		2	
	3							1	1	0	500		2	
	4							1	1	0	500		2	
TOTALS									**4**	0	2000	**2000**	**8**	
Precinct C (Residential)	1	0	0	4	2	2			8	136	1303		15	
3 Storey + Att	2	0	0	4	2	2			8	136	1303		15	
	3	0	0	4	2	2			8	136	1303		15	
	4	0	0	4	2	2			8	136	1303		15	
	5	2	2	2	2	2			10	136	1303		16	
	6	2	2	2	2	2			10	136	1303		16	
	7	2	2	2	2	2			10	136	1303		16	
	8	2	2	2	2	2			10	136	1303		16	
TOTALS									**72**	1088	10424	**11512**	**124**	
Precinct D (Residential)	1	0	0	4	2	2			8	136	1303		15	
3 Storey + Att	2	0	0	4	2	2			8	136	1303		15	
	3	0	0	4	2	2			8	136	1303		15	
	4	0	0	4	2	2			8	136	1303		15	
	5	0	0	4	2	2			8	136	1303		15	
	6	0	0	4	2	2			8	136	1303		15	
	7	1	1	3	2	2			9	136	1303		16	
	8	2	2	2	2	2			10	136	1303		16	
	9	2	2	2	2	2			10	136	1303		16	
	10	2	2	2	2	2			10	136	1303		16	
	11	2	2	2	2	2			10	136	1303		16	
	12	2	2	2	2	2			10	136	1303		16	
	13	2	2	2	2	2			10	136	1303		16	
	14	2	2	2	2	2			10	136	1303		16	
TOTALS									**127**	1904	18242	**20146**	**218**	
GRAND TOTAL RESIDENTIAL									**300**	4840	49187	**54027**	**75**	Visitor Parking (25%)
Residential Aged Care /	East Wing	4	26						30	368	3008		30	
Retirement Living	Central Wing	4	26						30	368	3008		30	
3 Storey	West 1	3	3	1	2	2			11	136	1303		11	
	West 2	3	3	1	2	2			11	136	1303		11	
	West 3	3	3	1	2	2			11	136	1303		11	
	West 4	3	3	1	2	2			11	136	1303		11	
GRAND TOTAL AGED CARE / RETIREMENT LIVING		20	64	4	8	8			**104**	1280	11228	**12508**	**104**	
Heritage Building	Building 2 - Waste									227			0	Ancillary to other uses
(Commercial)	Building 2 - Restaurant/Café									312			19	Assumes 60% FOH/40% BOH = 190sqm FOH (10 cars/100sqm GFA)
	Building 2 - Concierge / Mail									110			0	Ancillary to other uses
	Building 2 - Office									869			18	2 cars / 100sqm GFA
	Building 9 - Aged Care Services & Amenities									802			5	Assumes 10 employees at any time
	Building 10 - Gym									233			0	Ancillary to other uses
	Building 17 - Clubhouse									70			0	Ancillary to other uses
GRAND TOTAL HERITAGE									**0**	2623	0	**2623**	**42**	
												69158		**TOTAL PROJECT GFA**
													739	**TOTAL PROJECT PARKING GENERATION**
TOTALS	**Residential**	**54027**	**sqm**	**GFA**	78.12%									
	Residential Aged Care	**12508**	**sqm**	**GFA**	18.08%									
	Commercial	**2623**	**sqm**	**GFA**	3.80%									