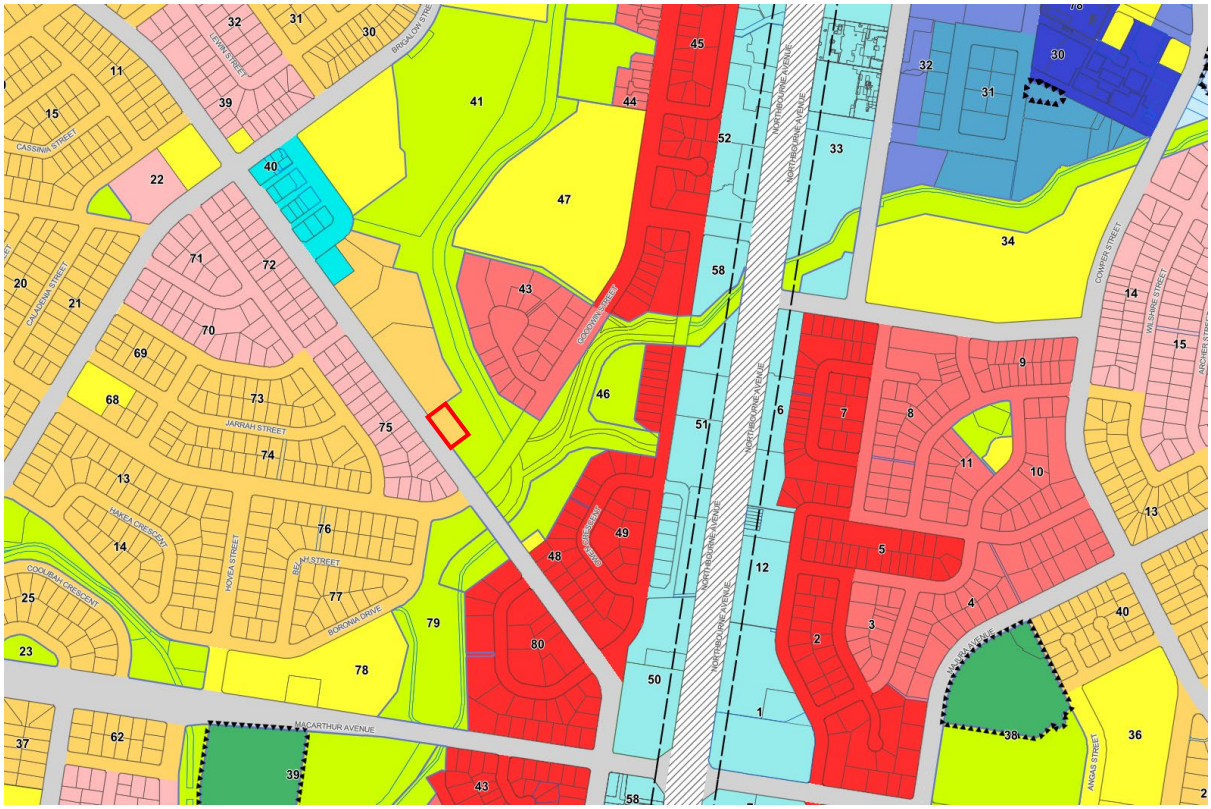
Draft Major Plan Amendment 17

Demonstration Housing - Lyneham

Block 29, Section 41, Lyneham



For Public Consultation

ACT Government | Territory Planning Authority

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What is this document?

This document outlines a draft major plan amendment to the Territory Plan. This amendment is formally referred to as draft major plan amendment (DPA) 17 – Demonstration Housing Lyneham (DPA-17).

It contains the following information:

- the amendment which details all the proposed changes to the Territory Plan and other documents
- how to make a comment on the draft amendment during the consultation period, and
- a supporting report that provides additional and background information which can be found on the City and Environment Directorate (CED) website.

What is happening?

DPA-17 has been prepared by the Territory Planning Authority (the Authority) and released for consultation.

Public consultation provides an opportunity for the community to comment on DPA-17 while it is in draft form. All comments received are considered by the Authority as part of the process to assess the amendment.

What are draft major plan amendments?

The purpose of a major plan amendment (MPA) is to propose and implement changes to the planning provisions of the Territory Plan. This allows the planning provisions to better respond to the changing priorities and needs of the ACT community. These changes can include changes to the land use zone that applies to a site, and/or site-specific provisions that future development applications will be assessed against.

The MPA process is contained in Part 5.2 of the *Planning Act 2023*. Further information about the Territory Plan and major plan amendments can be found on the CED website.

Who prepared this amendment?

DPA-17 is an Authority-initiated MPA. This means that the Authority has commenced work on the amendment on its own initiative. It has prepared the documentation presented as part of public notification, including this document and the supporting report, which are available on the CED website.

DPA-17 is a Territory Priority Project

DPA-17 automatically qualifies as a Territory Priority Project (TPP) under Section 216 of the Planning Act, as a development proposal related to community housing or public housing.

A TPP is a classification of development in the planning system. A decision on a development application for a TPP is exempt from third party appeal rights in the ACT Civil and Administrative Tribunal. A TPP could also streamline a Major Plan Amendment process, if the relevant Assembly Standing Committee decide to undertake an inquiry into the MPA, the Minister can request that the inquiry be completed in 3 months, rather than the standard 6 months. Further information on TPPs can be found on the CED Website.

Table 1: Summarised MPA process, current stage highlighted

Public Consultation

- The Authority has prepared a supporting report and this DPA for release to the public.
- This stage of the MPA process offers the community an opportunity to comment on the amendment.
- Once consultation concludes, the Authority will consider comments and decide whether to proceed with the DPA.

Given to the Minister

- If the Authority decides to progress with the DPA, it will refer it to the Minister for Planning and Sustainable Development. The Authority may also revise or withdraw the DPA.
- The Authority will prepare a Consultation Report that summarises comments recieved and any amendments made to the DPA.
- The Minister will refer the DPA to the relevant Standing Comittee who may choose to undertake an inquiry.

Approval and Commencement

- After the Commitee has reported on the DPA, or chooses not to report, the Minister may then approve the DPA, withdraw it, or return it to the Authority to make revisions or undertake further consultaiton.
- If the Minister decides to approve the DPA, the Minister must table the DPA in the Legislative Assembly.
- Unless a motion to reject the DPA is moved in the Legislative Assembly within five sitting-days, the DPA can commence and become part of the Territory Plan.

Where does DPA-17 apply?

DPA-17 proposes site specific changes to Block 29 Section 41 Lyneham, shown in Figure 1.



Figure 1: Aerial image, showing subject area for this amendment

Summary of DPA-17

DPA-17 is for a Demonstration Housing project that will contribute new community housing supply to the ACT. This aligns with the ACT Government's commitment to enable 30,00 new homes and deliver 5,000 public, community, and affordable rental dwellings by 2030.

Every Canberran should have a safe and secure place to call home and with the increasing demand for affordable housing, the ACT Government is committed to supporting increased community housing options in Canberra. DPA-17 is a Territory Priority Project (TPP) as it will be facilitating community or public housing.

DPA-17 proposes an increase to the number of dwellings permitted on the site to 27 affordable, social and/ or community housing dwellings. The additional density will be enabled through an increase in building heights to 3 storeys plus an under-croft carpark. The proposed amendment to the Territory Plan is supported by changes to the Technical Specifications, including building height expressed in metres and the number of car parking spaces provided.

The homes enabled through DPA-17 will support vulnerable members of the community in a highly suitable location, close to public transport, employment and health services. As a TPP the MPA process may be streamlined to allow the Minister to request a 3-month timeframe instead of a 6-month timeframe if the relevant Assembly Standing Committee chooses to do an inquiry.

The subject site is suitable for the increase in dwelling density because it is located within walking distance to public transport, including the light rail. The site is located in central Canberra, 400 m from the Lyneham local shops, 1 km from Dickson Group Centre and close to services and employment opportunities, which makes it suitable for an increase in density. Providing more community housing in this area will ensure vulnerable people can have affordable housing in a location that is well connected to services and public transport.

Refer to the Supporting Report for further details on the need for DPA-17, impacts of the proposal and strategic planning considerations.

Changes to the Territory Plan Map

No changes are proposed to the Territory Plan map.

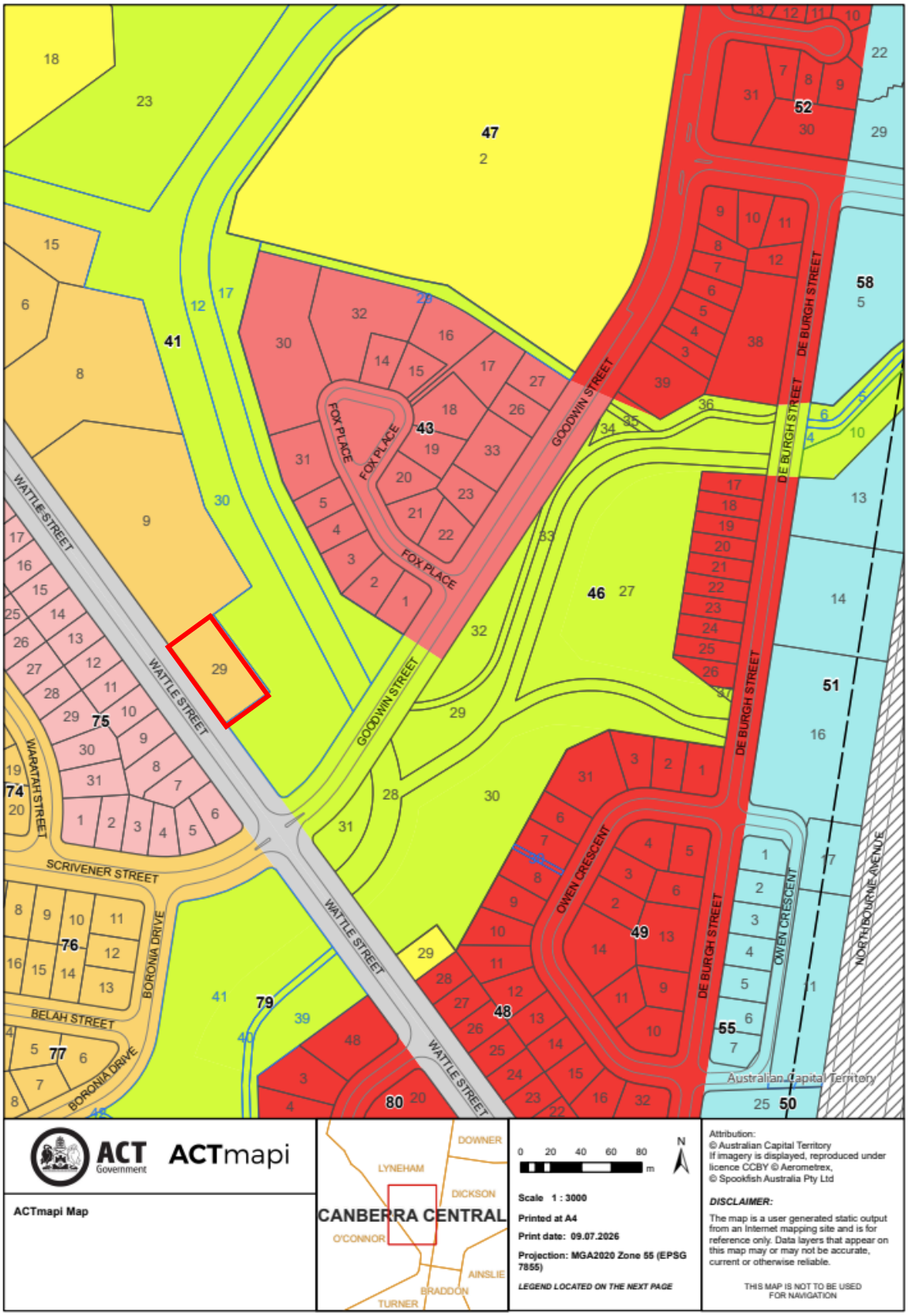


Figure 2: Subject area for this amendment, showing the current zoning

Changes to the Territory Plan Policies

This amendment proposes the following changes to the Territory Plan.

Inner North and City District Policy

Insert the following change below provision 56.

Assessment Requirement

Locality	
Demonstration Housing - Lyneham	56A. On Block 29 Section 41 community, supportive or demonstration housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following: a) Does not exceed 27 dwellings b) Maximum height – 3 storeys + under croft car parking.

Comparison before and after proposed DPA-17

Table 2: comparison table before and after proposed DPA-17

Specification	Current Territory Plan Provisions	Proposed Territory Plan Provisions	Reason for Change
Inner North and City District Policy Assessment requirements	No specific provisions for Block 29 Section 41	Lyneham - Block 29 Section 41 Demonstration Housing Project and/or community and supportive housing.	Site-specific provisions are proposed to facilitate the demonstration housing project and/or community and supportive housing complementary to the existing streetscape.
Maximum height	2 storeys + attic	3 storeys + under croft parking	Increase building height to provide opportunity to demonstrate innovative housing typologies that are not currently permissible in the planning framework and to facilitate a financially feasible development. The proposed building height is consistent with existing neighbouring development on Wattle Street.
Number of dwellings (dwelling density)	Number of dwellings is guided by dwelling density targets for RZ1 in the Residential Zones Technical Specifications: 5.3. The maximum number of dwellings permitted on an RZ1 block is: a) Attached houses – 54 dwellings per hectare	On the subject site with an area of 2238m^2 the proposed number of dwellings is 27, for community, supportive or demonstration housing. This equates to 121 dwellings per hectare.	The proposed number of dwellings is intended to test opportunity for innovative housing typologies and offer opportunity for a variety of dwelling types that cater to different residents. An increased dwelling density is considered appropriate on this site as it is located in proximity to services, employment

	b) Apartments – 67 dwellings per hectare The subject site area is 2,238m^2 which permits a dwelling density of: • Attached houses: 12 dwellings • Apartments: 15 dwellings	opportunities and active travel infrastructure.

Supporting changes to other documents

To support changes proposed by DPA-17, the Authority will also make amendments to other planning documents, known as Technical Specifications. Technical specifications are non-mandatory provisions which are intended to support design guides and the assessment outcomes of the Territory Plan. They provide guidance from the Authority about how Territory Plan provisions could be met. While these documents are not part of the Territory Plan, they are also proposed to be updated to support DPA-17 if it is approved and has commenced.

Inner North and City Technical Specifications

Specification	Proposed Changes to Technical Specifications
Lyneham **Demonstration Housing**	Add the following provisions 8.4A On Block 29 Section 41 development for community, supportive or demonstration housing, complies with all of the following: a) For Multi-unit housing – a maximum building height of 12.5m above datum ground level. b) Parking provisions are provided at a rate of: i. 1 car park per dwelling ii. 0.25 visitor carparks per dwelling Note: There are additional building height and storey provisions in the Territory Plan. Calculations for visitor car parks are to be rounded up to the nearest whole number.

Inner North and City Technical Specification

Proposed changes to the Inner North and City Technical Specification to support this Amendment are shown in the table below.

Table 3: Comparison table between previous and proposed technical specifications

Specification	Current Technical Specification Provisions	Proposed Technical Specification Provisions	Reason for Change
Lyneham Demonstration Housing.	No current specification for this site	For multi-unit housing a maximum building height of 12.5m above datum ground level.	Increase in 4 metres of height to allow for an additional 1 storey, under croft parking, and increased floor to ceiling heights. These changes are to provide opportunity to test innovative housing typologies that are not currently permissible for this site under the planning framework. The proposed building height is consistent with existing neighbouring development on Wattle Street.
Car parking	No current specification for this site. RZ1 parking provisions apply as below: One parking space per dwelling Plus an additional 1 space per five 2 bedroom dwellings Plus an additional 1 space per three 3+ bedroom dwellings No requirement for on-site visitor parking	Parking provision rates are: a) 1 car park per dwelling b) 0.25 visitor carparks per dwelling	The site is located within walking distance to public transport (including light rail) and main active travel routes. A reduction of minimum parking requirements seeks to balance provision of more housing on the site, with better on-site amenity, and limit unreasonable impacts to the street and neighbourhood.

Do the changes proposed by this amendment apply now?

No. The term used to describe if proposed changes contained in a draft amendment apply to development applications that are under assessment while the amendment process is underway is called 'interim effect'. When a draft amendment has interim effect, its proposed provisions apply to current and future development applications alongside the current provisions of the Territory Plan. More information about 'interim effect' can be found on the CED website.

The proposed changes contained in this amendment do not have interim effect, meaning that they do not currently apply to development applications. The existing provisions of the Territory Plan will continue to apply until this amendment is approved by the Minister and commences.

Have your say on this amendment

The Authority is consulting with the community and asking for feedback on the changes proposed by DPA-17 to the Territory Plan and the associated updates to the relevant Technical Specifications.

Consultation for this amendment opens 26 October 2026 and closes 04 December 2026.

On DPA-17 the Authority will also consult with various government stakeholders, including the National Capital Authority, the Conservator of Flora and Fauna the ACT Heritage Council, the Environment Protection Authority and any relevant Land Custodian.

Information about DPA-17 and other relevant background papers are available during the consultation period on CED's website.

How to provide your comments

Information about how to make a comment and the release of your comments after consultation has concluded is available on the CED website.

Comments can be made via our Smartform that provides step by step guidance on required information for submissions.

Written comments need to include your name and reference to the relevant draft major plan amendment you are commenting on. The Authority may contact you in relation to your comments to request further information. If you wish to be contacted, you will also need to include at least one method of contact.

Alternatively, you can provide written comments through any of the following methods:

Email:	terrplan@act.gov.au
Post:	GPO Box 158, Canberra ACT 2601 Please address written documents to the attention of; Territory Plan and Planning Reform Section, CED (480 NBA) Access Canberra Building Services Shopfront
In Person:	Access Canberra Building Services Shopfront, 8 Darling Street, Mitchell ACT 2911