



ACT
Government

**Territory
Planning**
Authority

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 10

Expansion of Telopea Park School facilities

**Rezoning from PRZ2 Restricted Access Recreation
Zone to CFZ Community Facility Zone**

Forrest Section 36 Blocks 4 and 5 and adjoining road reserve

June 2026

This draft major plan amendment was prepared
under division 5.2.3 of the Planning Act 2023

Contents

1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Outline of the process	1
2.0	PROPOSAL	2
2.1	Site description	2
2.2	The proposed amendments	4
2.3	Amendment to Territory Plan policies, design guides and specifications	4
3.0	NEED FOR THE DRAFT PLAN AMENDMENT	7
3.1	Justification against the Act.....	7
	The planning strategy	7
	The relevant district strategy	7
	Any current or proposed amendments of, or of policies in, the Territory Plan	8
	The statement of planning priorities.....	8
	Anything else the territory planning authority considers relevant to the amendment	9
4.0	CONSULTATION WITH THE PUBLIC AND GOVERNMENT ENTITIES.....	10
4.1	Consultation with entities	10
4.2	Consultation with the public.....	10
4.3	Changes made to DPA-10 following consultation.....	10
5.0	DRAFT MAJOR PLAN AMENDMENT 10	11
5.1	Amendments to the Territory Plan map	11
5.2	Amendment to the Inner South District Policy	Error! Bookmark not defined.
6.0	INTERIM EFFECT.....	13
	INTERPRETATION SERVICE	13

1.0 INTRODUCTION

1.1 Purpose

This document is Draft Major Plan Amendment 10 - Expansion of Telopea Park School facilities (DPA-10) to the Territory Plan.

Under section 67 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is giving DPA-10 to the Minister for Planning and Sustainable Development (the Minister) for referral to the relevant Legislative Assembly [Standing Committee](#) (the Standing Committee) and, where relevant, action under section 75 of the Planning Act.

Key parts of this document are:

- section 2 – summarises the proposal, including amendments this DPA proposes to make to the Territory Plan
- section 3 – discussion on the need for the draft major plan amendment
- section 4 – summary of entity and public consultation
- section 5 – detailed amendment instructions to the Territory Plan proposed by this DPA
- section 6 – details about interim effect

1.2 Outline of the process

A major plan amendment (MPA) is a statutory process under the Planning Act that enables the Territory Plan to be amended. The three types of MPAs are:

- Proponent-initiated
- Authority-initiated
- Minister-initiated

DPA-10 is an Authority-initiated MPA.

Under section 63 of the Planning Act, the Authority made DPA-10 available for public comment from 13 February 2026 to 30 March 2026 with one late comment received on 14 April 2026. Following consultation, the Authority considered whether to revise or withdraw the DPA.

Now, the Authority has given the DPA to the Minister who must refer the recommended DPA to the relevant Standing Committee. The Standing Committee may choose to report on the DPA. The Minister cannot take action on the DPA, such as approving it until any Standing Committee's report is finalised, unless they do not report in a timely manner.

Following this, the Minister may take action in relation to the DPA. Should the DPA be approved, the DPA becomes a Major Plan Amendment and the Minister must present it to the Legislative Assembly. If it is not rejected by the Legislative Assembly, the MPA will commence and become part of the Territory Plan.

For more information about the content of the [Territory Plan](#) and the [major plan amendment](#) processes please refer to the ACT Planning website.

2.0 PROPOSAL

2.1 Site description

The subject site, as shown in Figure 1, consists of Forrest Section 36 Blocks 4 and 5 and parts of the road reserve for New South Wales Crescent and Manuka Circle.

The subject site, as shown in Figure 2, is currently zoned PRZ2. Block 5 currently accommodates a range of informal community uses, functioning as open space for outdoor recreation, providing occasional parking, and containing tennis courts. These facilities are used intermittently by local residents, Telopea Park School, and workers associated with certain Manuka Oval events.

Block 4 is a pedestrian path, located along the north-western boundary of Block 5 and separates Block 5 from a Commercial CZ5 – Mixed Use zoned area consisting of offices and multi-unit residential development.

Directly to the north of the site is the Telopea Park School, which is zoned CFZ. To the south-west is Fitzroy Street and more CZ5 zoned land which includes a mix of professional offices, physiotherapy services, multi-unit residential developments and the Fire Brigade Historical Society. To the south of the site is the Corroboree Group Oval (Manuka Oval) zoned PRZ2, separated from the subject site by Manuka Circle.

Block 5 is currently utilised as open space with a cluster of four tennis courts located in the eastern corner, available for use by the public. These tennis courts are proposed to be retained within the site.

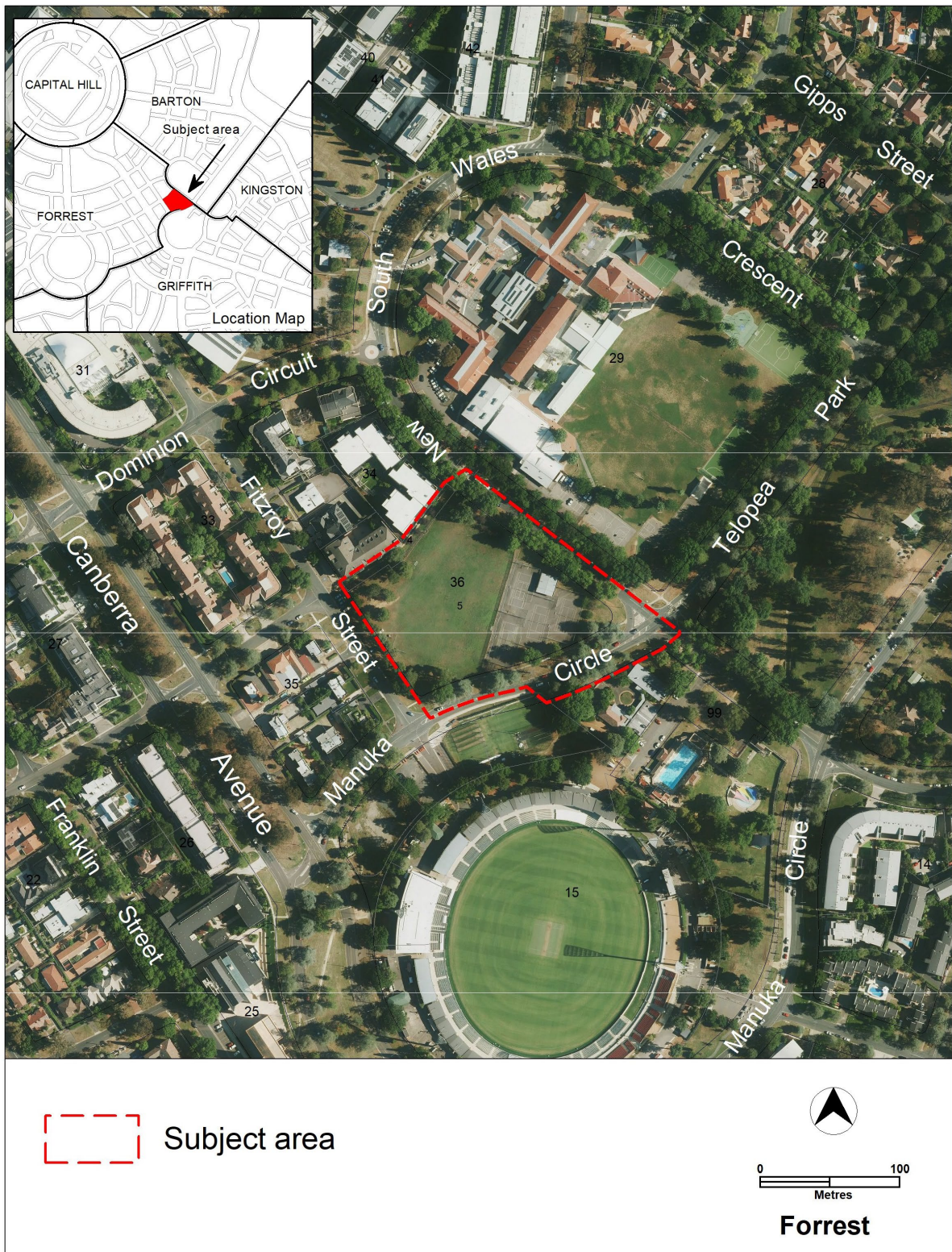


Figure 1 – Locality Map

2.2 The proposed amendments

Telopea Park School is a binational French Australian school and is one of the few schools within the ACT public education system which offers continuous education from Kindergarten through Year 10. The school's study catchment area includes the suburbs of Kingston, Red Hill, Griffith, Forrest, Barton, Narrabundah, Fyshwick, Beard, Symonston and Oaks Estate. Within this catchment, the school is the designated public high school provider for Years 7 to 10. Expansion of the school is necessary to accommodate the growing school-aged population in the Inner South district.

DPA-10 proposes to amend the Territory Plan map to rezone Blocks 4 and 5 Section 36 Forrest and parts of the road reserve for New South Wales Crescent and Manuka Circle adjoining Blocks 4 and 5 from PRZ2 Restricted Access Recreation Zone (Figure 2) to Community Facility Zone (CFZ) (Figure 3).

Block 5 Section 36 Forrest

A rezoning to CFZ is required for Block 5 Section 36 Forrest to permit *educational establishment* uses (as defined in the Territory Plan) and other similar uses on the block. This will allow the future expansion of Telopea Park School's educational facilities. *Educational establishment* is not a permitted use on PRZ2 zoned land.

Initial expansion plans for the Telopea Park School are to provide improved facilities, including proposed indoor and outdoor spaces for performing arts, sporting activities and recreational uses. Concept plans highlight the intention to retain the existing tennis courts on site.

This expansion is required to accommodate growing enrolment demand driven by the increasing population in the Inner South community. These new facilities will also be available for public use outside school hours, providing valuable community amenities for the Inner South district.

Block 4 Section 36 Forrest and adjacent road reserves

Block 4 Section 36 is a pedestrian path that provides cross-section pedestrian access, including to the school and its grounds. Block 4 is under the custodianship of City Presentation and is managed to provide pedestrian access. There is no immediate intention to change or develop this block.

The rezoning of parts of the road reserve for New South Wales Crescent and Manuka Circle is proposed to ensure consistency with the standard practice for the zoning road reserves (where not zoned TSZ1 Transport Zone) to align with the zoning of adjoining parcels of land.

Rezoning Block 4 and the road reserves will avoid leaving residual slivers of unusable PRZ2 land.

2.3 Amendment to Territory Plan policies, design guides and specifications

No changes are made to the Territory Plan policies, design guides and specifications following public and entity consultation.

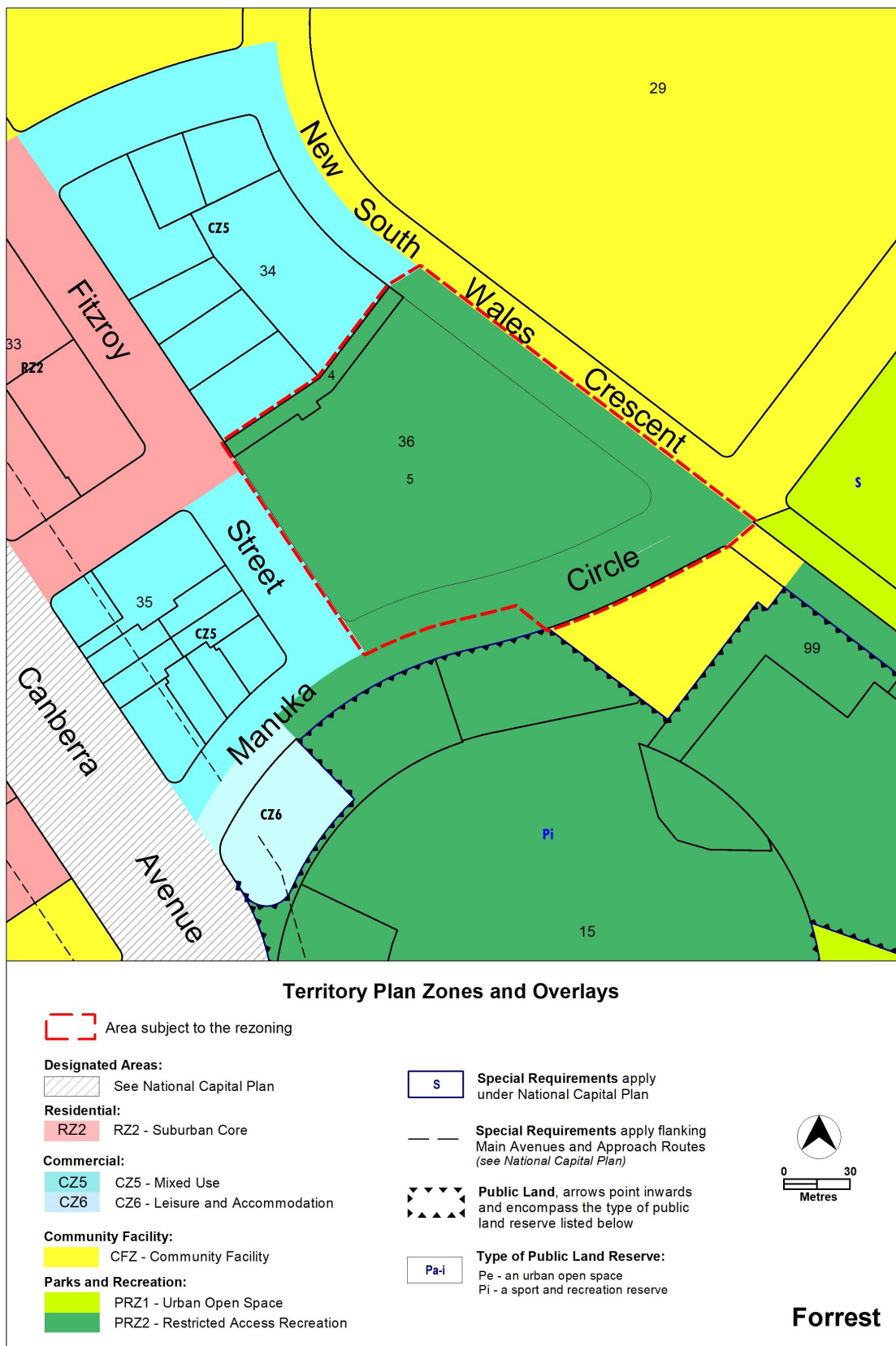


Figure 2 – Existing Territory Plan Map zoning

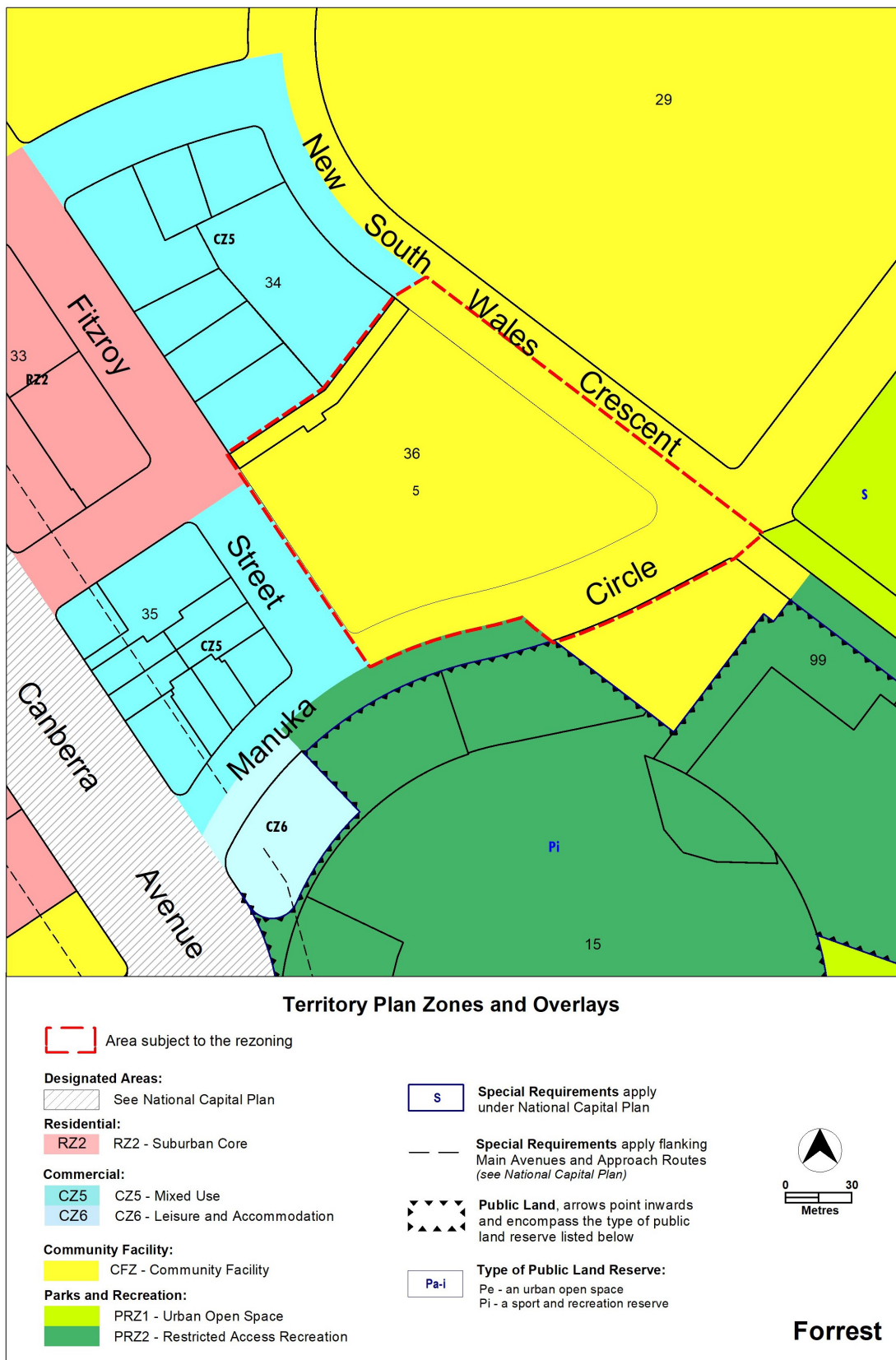


Figure 3 – Proposed Territory Plan Map zoning

3.0 NEED FOR THE DRAFT PLAN AMENDMENT

3.1 Justification against the Act

A supporting report has been prepared for DPA-10 and is available on the [Planning website](#).

The supporting report outlines:

- the need for the proposed amendment.
- the positive and negative impacts of the proposed amendment.
- how the proposed amendment would give effect to the planning strategy and any relevant district strategy.
- how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies.
- any consultation undertaken including with required entities who may have an interest in the proposed amendment.

The planning strategy

The ACT Planning Strategy (the Planning Strategy) builds off the original vision of Walter and Marion Mahoney Griffin of a city within a landscape that celebrates its bushland setting. The Planning Strategy seeks to manage the growth and change of Canberra to not only retain this original vision but to also ensure a city that is compact and efficient, diverse, sustainable and resilient, liveable and accessible.

The proposed changes are not inconsistent with the ACT Planning Strategy. Specifically this DPA gives effect to:

- Strategic Direction One - Compact and Efficient
- Strategic Direction Two – Diverse Canberra
- Strategic Direction Four – Liveable Canberra

This DPA gives effect to Strategic Direction One by supporting the provision of community infrastructure and expanding opportunities for community access within the existing urban footprint in response to population growth.

This DPA will give effect to Strategic Directions Two and Four by providing a greater range of community uses that can be utilised by the local community in the Inner South.

The relevant district strategy

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The district strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support for commercial areas.

The relevant district strategy for this application is the Inner South District Strategy (the District Strategy). For a major plan amendment to be approved it cannot be inconsistent with the relevant district strategy.

The Inner South District Strategy sets out a 2050 vision in which the district develops into a more vibrant, well connected, and sustainable urban district, balancing new housing with improved access to open space, education, jobs, and cultural amenities.

In the Inner South District Strategy, Inclusive centres and communities is listed as one of the 5 big drivers that guide planning policy and direction across Canberra. The direction for achieving this driver in the Inner South is to deliver new community infrastructure to meet district demand for facilities. Although the district has a reasonable range of community facilities, the Inner South District Strategy notes that many are limited by poor accessibility, a fit-for-purpose status, and a lack of available land. There is also a shortage of indoor recreational community facilities.

The supporting report provides further details of how the proposal is aligned with the five big drivers in the district strategy.

Any current or proposed amendments of, or of policies in, the Territory Plan

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired policy outcomes that are important to a district or zone and include assessment outcomes and key assessment requirements that must be met by proposed development.

The proposal is consistent with the relevant policy outcomes in the Inner South District Policy and Community Facility Zone Policy.

The statement of planning priorities

The relevant minister responsible for planning can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The current [Statement of Planning Priorities 2025-2028](#) was released in November 2025 by Minister for Planning and Sustainable Development Chris Steel MLA. The statement contains ten priorities for the City and Environment Directorate to pursue in the short to medium term.

The proposal directly supports Priority 7 by providing new community infrastructure that meets Canberra's growing need for accessible recreational, social and cultural spaces. The proposal to establish an indoor recreation/performing arts facility would strengthen community connections, accommodate

a diverse range of indoor sports and activities, and ensure that essential services and infrastructure keep pace with population growth.

The proposal is not inconsistent with the 2025-2028 Statement of Planning Priorities.

Anything else the territory planning authority considers relevant to the amendment

There are no further matters the Territory Planning Authority deem relevant to this DPA.

4.0 CONSULTATION WITH THE PUBLIC AND GOVERNMENT ENTITIES

4.1 Consultation with entities

In accordance with section 62 of the Planning Act the Authority must consult with each of the following in relation to this DPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

Comments received from these entities are discussed in the consultation report. The consultation report is available on the [Planning website](#).

4.2 Consultation with the public

Written comments were invited from the public on DPA-10 from 13 February 2026 to 30 March 2026, with one late comment received on 14 April 2026.

Forty-four (44) comments were received during the public consultation period, and one late comment was received after the close of the public consultation period.

The majority of the comments indicated strong support for the proposed amendment. However, the following concerns were also raised in some of the comments:

- Loss of green open space
- Use of the oval for recreation and dog exercising
- Traffic and parking issues
- Loss of amenity, privacy, and sunlight to nearby residents
- Zoning expectations at the time of purchasing properties on adjoining land

A summary of the comments and the Authority's response is outlined in the consultation report. The consultation report is available on the [Planning website](#).

4.3 Changes made to DPA-10 following consultation

One change was made to DPA-10 following public and entity consultation. An assessment requirement has been included in the Inner South District Policy for Block 5 Section 36 Forrest requiring an environmental assessment report for the development to be endorsed by the Environment Protection Authority (EPA).

5.0 DRAFT MAJOR PLAN AMENDMENT 10

5.1 Amendments to the Territory Plan map

The relevant part of the Territory Plan map is varied in accordance with Figure 4 below.

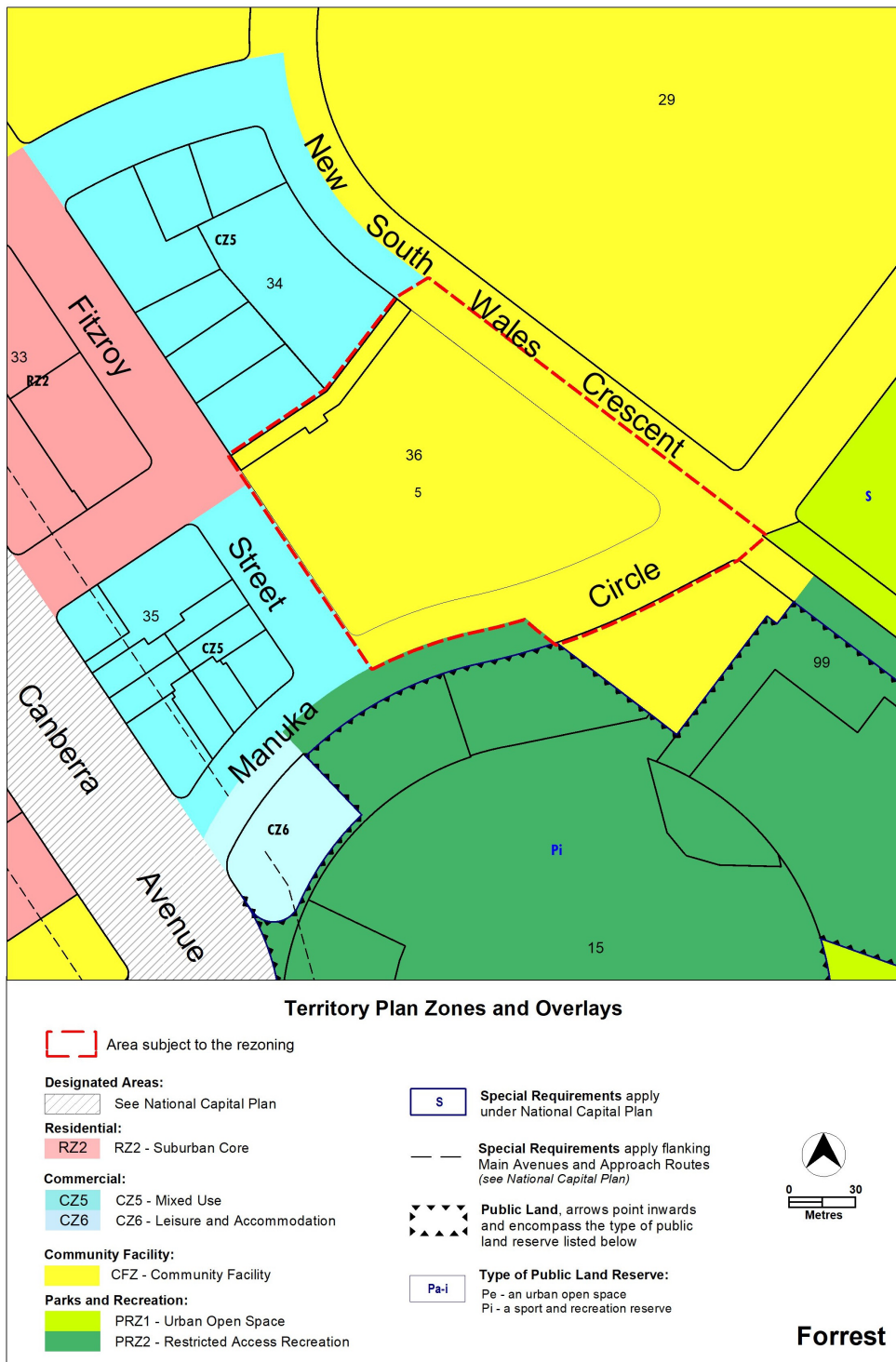


Figure 4 – Proposed Territory Plan Map

5.2 Amendments to the Inner South District Policy

Under 'Assessment Requirements', insert the following under 'Assessment requirement' for Forrest:

Control	Assessment requirement
Forrest	
Environmental assessment	10A. For Block 5 Section 36 Forrest, an environmental assessment report for the development is endorsed by the Environment Protection Authority. Alternatively written advice from the Environmental Protection Authority that the site has been assessed for contamination to its satisfaction is provided. Note: A condition of development approval may be imposed to ensure compliance with the endorsed environmental assessment report

6.0 INTERIM EFFECT

DPA-10 does not have interim effect as section 69 of the Planning Act does not apply to it. Therefore, the existing provisions of the Territory Plan will continue to apply to development applications while the DPA remains in draft form.

More information about interim effect is available on the [Planning website](#).

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰਾ ਸੀ ਲੋੜ ਹੈ ਤਾਂ ਵਿਸ਼ਾ ਵਰਕ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیریډ
Thai / ภาษาไทย	หากคุณต้องการสาม คนภาษาไทยไปที่ 13 14 50
Karen / ကညီကျိင်	ဖဲနမ့ၢ်လိာ်ဘၢပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးဘၢ-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week