



ACT
Government

**Territory
Planning**
Authority

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 12

Brindabella Christian College car park
Lyneham Section 41 part Block 23

July 2026

This draft major plan amendment was prepared
under division 5.2.5 of the Planning Act 2023

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1.0 Introduction

1.1 Purpose

This document is draft major plan amendment 12 – Brindabella Christian College car park (DPA-12) to the Territory Plan.

Under section 67 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is giving DPA-12 to the Minister for referral to the relevant 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 4 - summarises consultation with the public and entities and any changes made to DPA following consultation
- section 5 – detailed amendment instructions to the Territory plan proposed by this DPA.

1.2 Outline of process

A major plan amendment (MPA) is 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-12 is a proponent-initiated MPA.

Unless withdrawn, the Authority must give a draft MPA to the Minister after public consultation has concluded. The Minister must refer the draft MPA to the relevant Legislative Assembly Standing Committee (the Standing Committee). The Standing Committee may choose to report on the draft MPA. Unless they do not report in a timely manner, the Minister cannot take action on the draft MPA, such as approving it, until the Standing Committee's report is finalised.

After approval, the Minister may present the MPA to the Legislative Assembly. If passed, it 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 [Planning website](#).

2.0 Proposal

This section outlines the subject site and the proposed amendments to the Territory Plan and supporting documents.

This DPA proposes amendments to the Territory Plan to realise the proposal outlined in the supporting report.

Amendments proposed to the Territory Plan by this DPA are summarised in section 2.2 and shown in detail at section 5 of this document.

Background papers for this DPA, including the supporting report and relevant application outcome notice, are available on the [Planning website](#) on the Major plan amendments page.

2.1 Site description

The subject site is located at the northern end of Lyneham Section 41 Block 23 (Figure 1) and is zoned PRZ1 Urban Open Space Zone (Figure 2). The subject site is currently used for car parking for the Brindabella Christian College school and the adjacent Lyneham community oval to the south. The land is unleased Territory Land, with City Services in the City and Environment Directorate as land custodian, providing authorisation for the submission of the proponent-initiated MPA application.

Lyneham Primary School is located to the south-west and to the east is the Sullivans Creek open space corridor and a main north-south active travel path. Existing access to the subject site is from Brigalow Street to the west.



Figure 1 – Locality Map

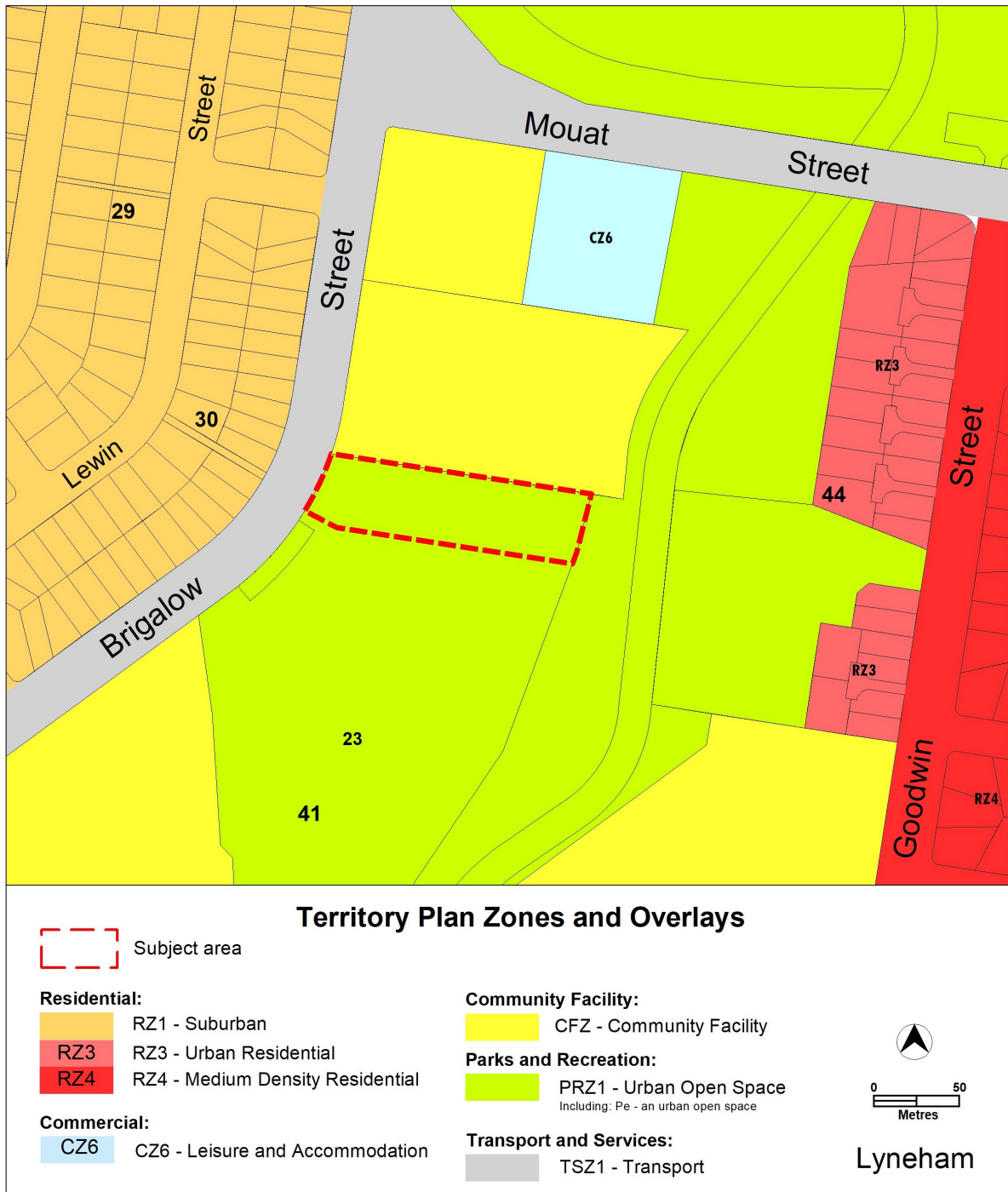


Figure 2 – Territory Plan Map - Zoning

2.2 Summary of amendments to the Territory Plan

To give effect to the intended development outlined in the supporting report, DPA-12 proposes to amend the Territory Plan by amending the Inner North and District Policy Land Use Table to permit additional assessable development on the site for a car park. The Lyneham Division Map (Figure 3) is also proposed to be amended to depict the location of the area subject to the amendment (proposed AD7 on the map).

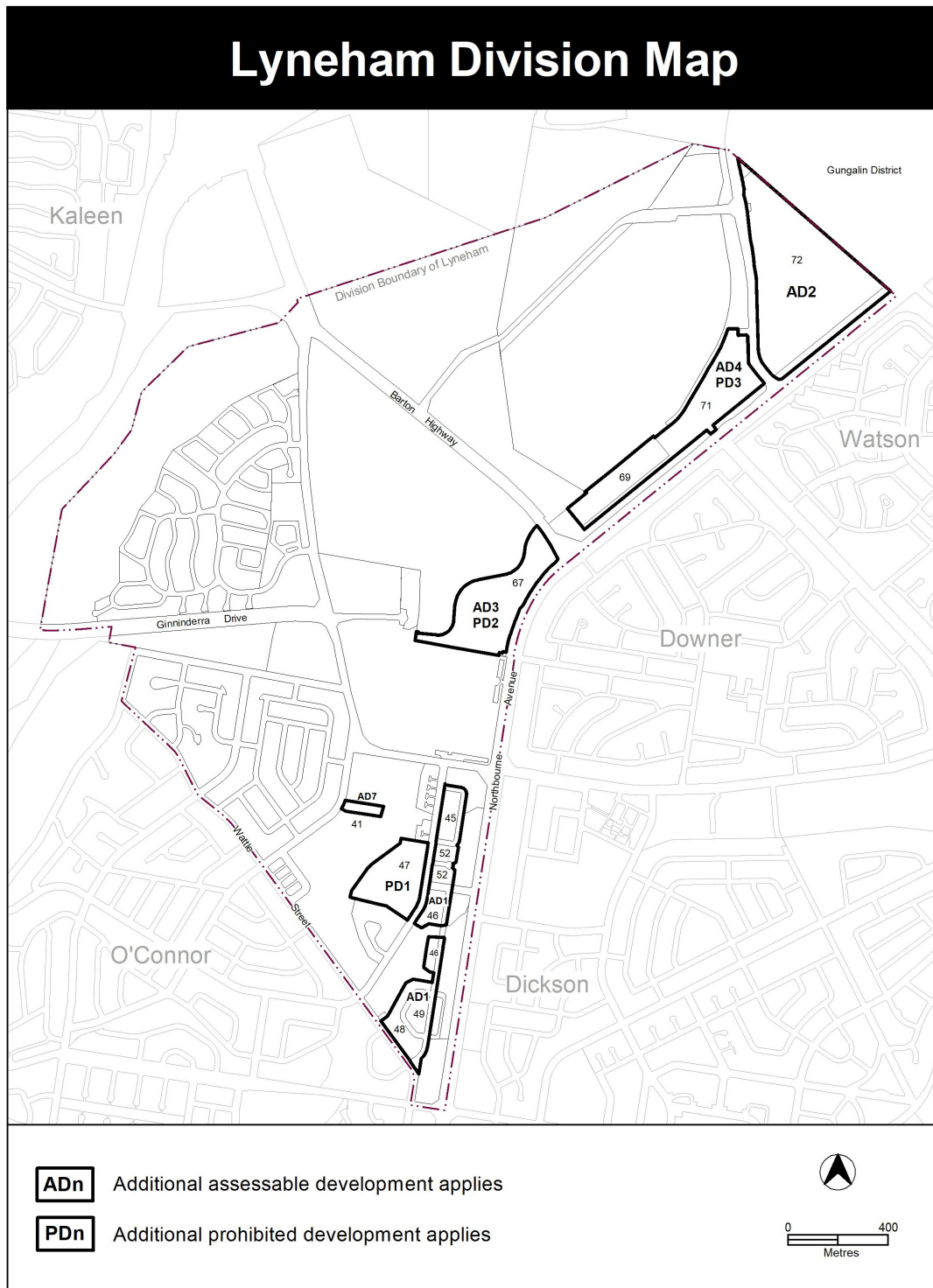


Figure 3 – proposed change to Lyneham Division Map

2.3 Summary of consequential amendments to other documents

Documents, such as the technical specifications and development controls are not part of the Territory Plan. Therefore, they cannot be amended as part of an MPA and must be amended separately when/if the DPA commences.

DPA-12 does not propose to consequentially amend any other documents.

For general information about other documents, such as the Technical Specifications or Development Controls, see the [Planning website](#).

2.4 Interim effect

DPA-12 does not have interim effect as section 69 of the Planning Act does not apply to it. Therefore, the current 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 the [Planning website](#).

3.0 NEED FOR THE DRAFT MAJOR PLAN AMENDMENT

The car park on the subject site is required to safely manage school-related traffic, accommodating approximately 130 vehicles during peak periods and reducing congestion and risks that would otherwise be displaced onto adjacent residential streets.

DPA-12 only proposes to amend the Territory Plan. If/When this DPA is finalised, a development application can be lodged for the site which will include any detailed design information as required and be released to the public for comment.

The supporting report also provides further detail on the background to the use on the site and the reasoning for the amendments proposed by this DPA. The supporting report is available as part of the 'background papers' for this DPA on the [Planning website](#).

3.1 Justification against the Act

A supporting report has been prepared for DPA-12. The supporting report, which is available on the [Planning website](#) 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 in other government strategies and policies.
- any consultation undertaken including with required entities who may have an interest in the proposed amendment.

DPA-12 is a proponent-initiated amendment and how it meets the requirements of the Planning Act (specifically section 58) is outlined below. The Application Outcome Notice for Application 2025-04 is available on the [Planning](#) website.

The ACT Planning Strategy

The proposed change contained in DPA-12 is not inconsistent with the five (5) themes of the ACT Planning Strategy, which are:

- compact and efficient city
- diverse Canberra
- sustainable and resilient Territory
- liveable Canberra
- accessible Canberra.

The site is within an urban intensification locality in the inner north district.

The use of the subject site for a car park is not inconsistent with the 5 themes in the ACT Planning Strategy. Specifically, it gives effect to a compact and efficient city, and a liveable and accessible Canberra as the car park assists in alleviating traffic and parking congestion during peak periods along Brigalow Street in

Lyneham along which two schools and the local centre are located. The car park can also be utilised by the community outside of school times to access the adjacent oval.

The supporting report for the MPA provides further details of how the amendment is not inconsistent with the planning strategy.

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 commercial areas.

The relevant district strategy for this application is the Inner North and City District Strategy (the District Strategy).

To be considered for a major plan amendment a proposal must be consistent with the relevant district strategy.

The supporting report provides further details of how the proposal is consistent with 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. Therefore, an application to amend these existing or proposed policies should be carefully considered.

The proposal is not inconsistent with the relevant policy outcomes in the Inner North and City District Policy and the Parks and Recreation Zones 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 was released in 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 next 3 years (2025-2028).

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

Anything else the territory planning authority considers relevant to the amendment

Planning is a complex and ever-changing environment with many stakeholders. Policy or requirements from other areas of the ACT Government or Federal Government, particularly the National Capital Authority, utility providers and interest groups must also be considered when deciding an application to amend the Territory Plan.

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

The supporting report also provides further reasoning for the amendments proposed by this DPA. The supporting report is available as part of the 'background papers' for this DPA on the [Planning website](#).

3.2 Application 2025-06

Prior to the preparation of a proponent-initiated MPA the proponent must lodge an application to be considered and accepted by the Authority. The application must be accompanied by a supporting report.

The supporting report must include how the proposal gives effect to the following 'key documents':

- the [Planning Strategy](#)
- the relevant [District Strategy](#)
- any current or proposed amendments to the Territory Plan
- the Statement of [Planning Priorities](#)
- anything else the Authority considers relevant.

In accordance with section 59 of the Planning Act, the Authority accepted application 2025-06 on 5 February 2026 as it was satisfied the intended development outlined in the supporting report gave effect to the 'key documents'.

Further detail on the reasons for this DPA can be found above. The supporting report and the application outcome notice also contain reasoning for the amendments to the Territory Plan proposed by this DPA.

Along with this DPA, as part of the background papers, the application outcome notice and accompanying supporting report are available on the [Major Plan Amendments](#) page on the Planning website.

4.0 CONSULTATION

4.1 Consultation with agencies

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 agencies are contained in the consultation report. The consultation report is available on the [Planning website](#) along with this document.

4.2 Consultation with the public

Written comments were invited from the public on this DPA from 27 February 2026 to 17 April 2026.

437 comments were received during the public consultation period. Issues raised and the Authority's response to these matters are contained in the consultation report.

Both the written comments received and the consultation report are available on the [Planning website](#) along with this document.

4.3 Changes made to DPA-12 following consultation

No changes were made to the DPA following consultation.

5.0 DRAFT MAJOR PLAN AMENDMENT 12

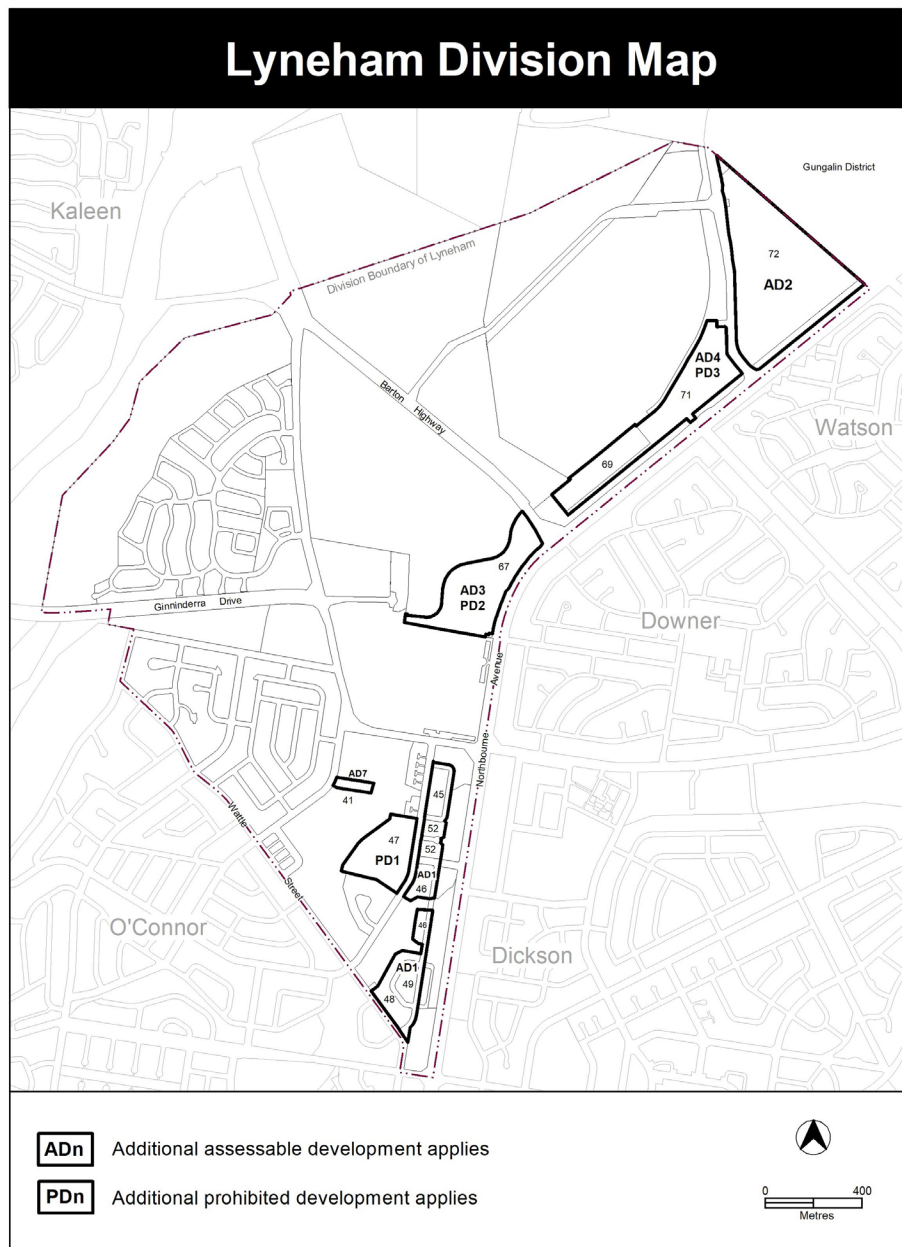
This section details how DPA-12 proposes to amend the Territory Plan.

5.1 Proposed amendments to the Inner North and City District Policy

It is proposed to add the following to the Land Use Table in the Inner North and City District Policy for the subject site:

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Lyneham	PRZ1	car park	Nil	AD7, Figure 29

It is proposed to amend Figure 29 – Lyneham Division Map to include AD7:



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Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
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