



ACT
Government

**Territory
Planning**
Authority

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 11

Belconnen Section 65 Block 42

**Rezoning from Community Facilities Zone to Commercial CZ2
Business Zone and amendments to Belconnen District Policy**

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 to the Territory Plan 11 – Belconnen Section 65 Block 42 (DPA-11).

Under section 67 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is giving DPA-11 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 government entities and changes made to DPA-11 as a result of this 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 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-11 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Unless withdrawn, the Authority must give a draft MPA to the Minister after public consultation has concluded.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 City and Environment Directorate's [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 and related documents 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](#).

2.1 Site description

The subject site is located at Belconnen Section 65 Block 42 (Figure 1) below.



Figure 1 – Locality Map

The site is zoned CFZ Community Facilities Zone (Figure 2) under the Territory Plan 2023 (the Territory Plan). It is currently vacant and was formerly used for student accommodation (Arscott House) until 2015. All buildings on site were demolished in 2020.

The site adjoins UC Senior Secondary College Lake Ginninderra (Belconnen Section 65 Block 60) which is located to the west, and the school's carpark is to the south. To the north of the site is John Knight Memorial Park zoned PRZ1 urban open space. To the east is Aikman Drive and the University of Canberra Bruce campus. Further to the west of the school is the southern-most reach of Lake Ginninderra and the Belconnen Town Centre.

Vehicular access to the site is from Aikman Drive via an internal (private) road provided by the adjoining school site.

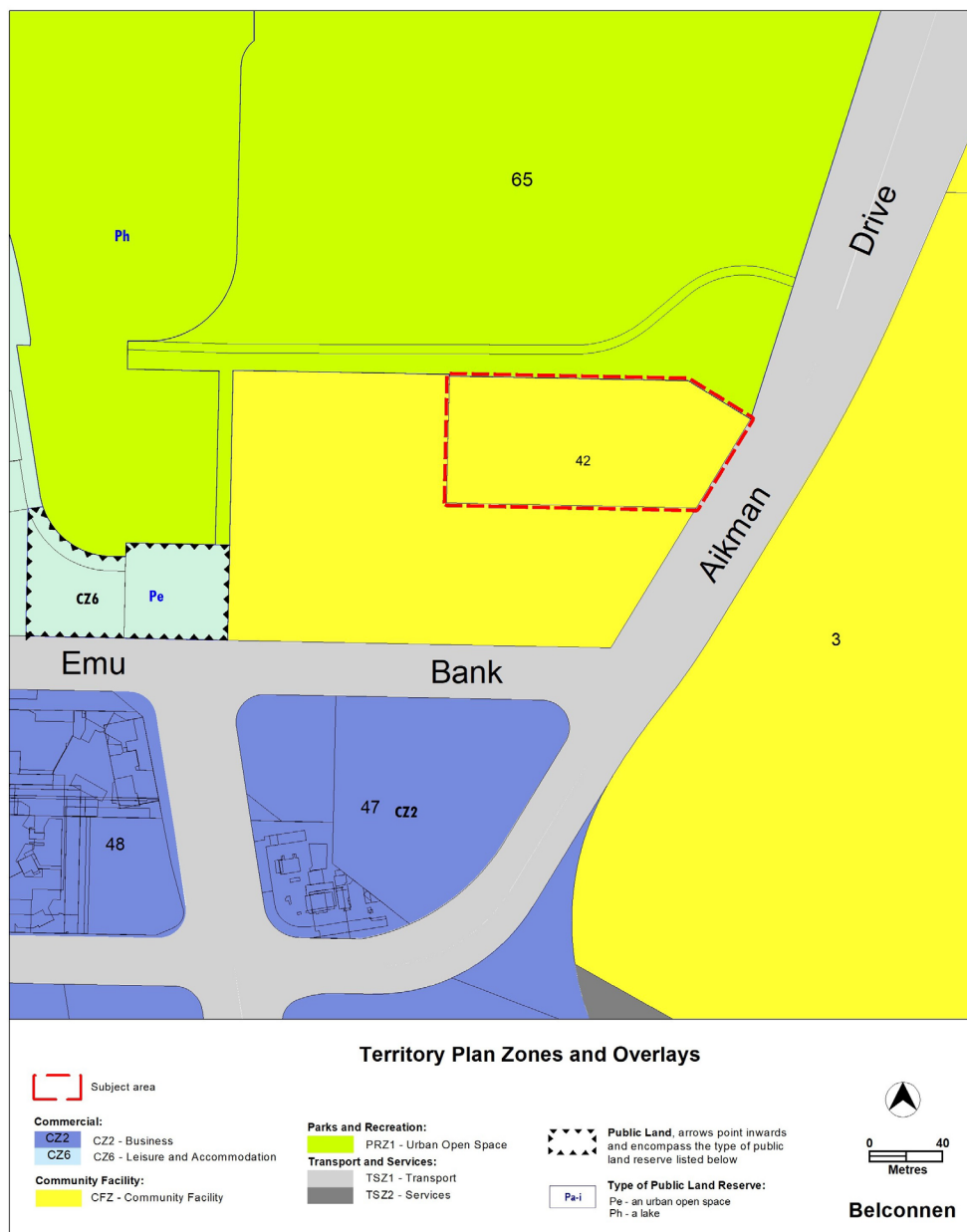


Figure 2 – Existing Territory Plan zoning

A more detailed site description can be found in the supporting report provided along with this DPA.

2.2 Summary of amendments to the Territory Plan

To give effect to the intended development outlined in the supporting report, DPA-11 proposes to amend the Territory Plan as follows:

- amend the Territory Plan map for Belconnen Section 65 Block 42 to CZ2, as shown in Figure 3
- amend the Belconnen District Policy in the Territory Plan to include provisions pertaining to maximum building heights, active frontages, inclusion of community facilities, and limiting the overshadowing and overlooking of the adjoining school.

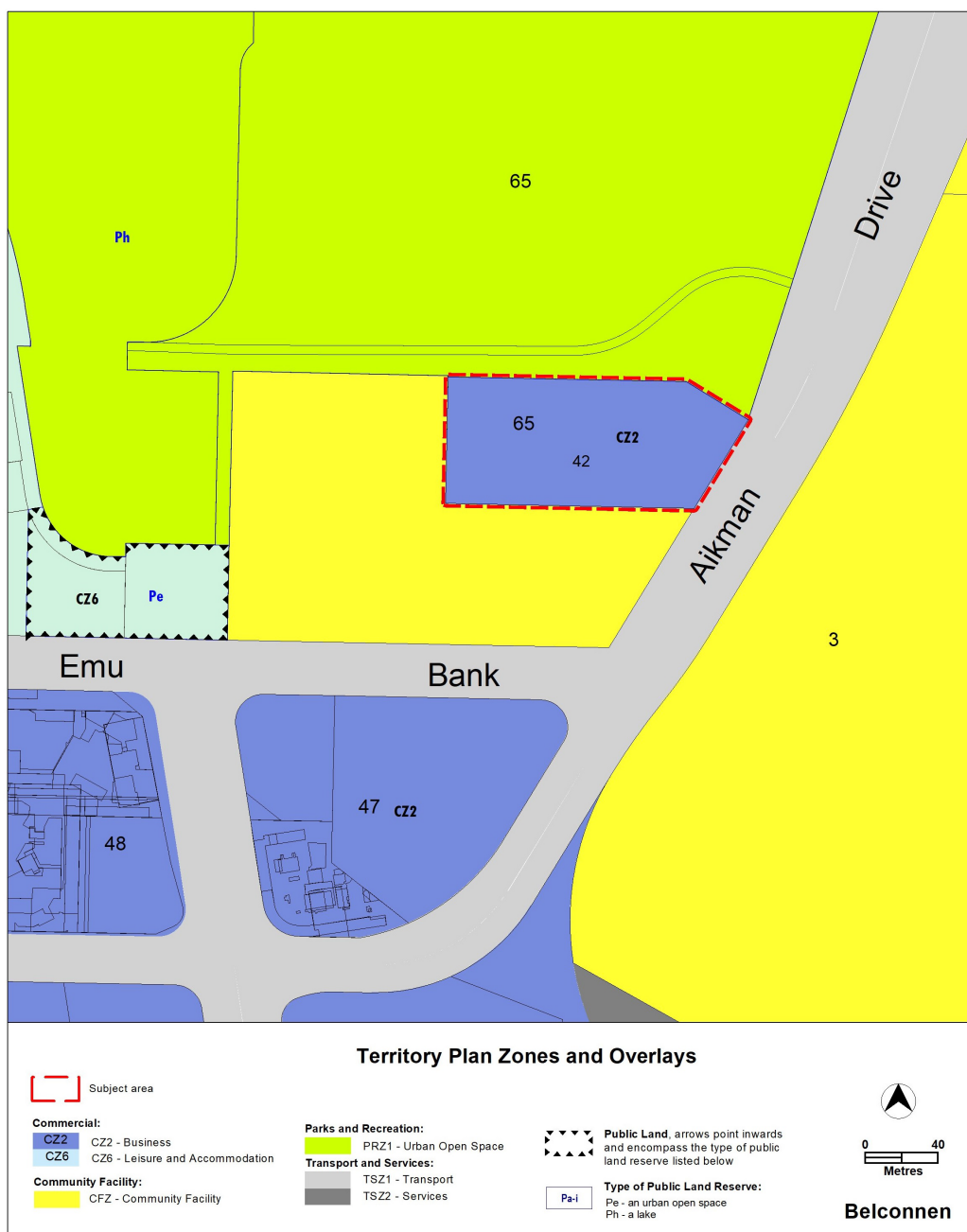


Figure 3 – Proposed Territory Plan Map zoning

Further detail of the amendments being made to the Territory Plan by this DPA can be found in section 5 of this document

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-11 proposes to consequentially amend the Belconnen District Technical Specification to:

- support the assessment outcome that requires the site to make a contribution to the long-term provision of community and social facilities in the broader Belconnen area by requiring a minimum of 3,000m² of gross floor area of community uses to be provided on the site.

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

2.4 Interim effect

DPA-11 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 Belconnen District Strategy (the District Strategy) builds upon the ACT Planning Strategy's desire for a compact, efficient and liveable city.

The subject site is well located, being near public transport and active travel routes, and close to employment, education, parkland, recreational uses and a range of facilities and services that are located in the nearby Belconnen Town Centre.

DPA-11 proposes to rezone the site to Commercial CZ2 Business Zone to facilitate development of commercial, residential and community uses in a well-located position within the Belconnen suburb.

Notably, the DPA requires future development to make a contribution to the long-term provision of community and social facilities in the broader Belconnen area. This is supported by a technical specification to provide a minimum of 3,000m² gross floor area of community uses on the site.

If/When this DPA is finalised, development applications can be lodged for the site. This is where the detailed design of the development proposal will be assessed and potentially approved. Detailed design matters, such as overshadowing, noise, traffic, built form and tree canopy cover will be assessed and decided at development application stage when detailed design is known.

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](#).

3.1 Justification against the Act

A supporting report has been prepared for DPA-11. 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-11 is a proponent-initiated amendment and how it meets the requirements of the Planning Act (specifically section 58) is outlined below. The decision on the application for the proponent-initiated amendment (2025-04) also is available on the [Planning website](#).

The ACT Planning Strategy

The proposed changes contained in DPA-11 align 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 identified within an Urban Intensification Locality in the Planning Strategy. These areas were identified as being suitable for urban infill development in the form of increasing the capacity of existing urban areas to support growth.

The proposed rezoning of the site to Commercial CZ2 Business Zone would facilitate the redevelopment of the site for higher density, mixed land uses close to the town centre, educational and community facilities and near active travel and public transport networks.

The supporting report for the MPA provides further details of how the amendment is consistent 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 Belconnen District Strategy (the District Strategy). For a major plan amendment to be approved by the Minister, it cannot be inconsistent with the relevant district strategy.

Although the site is not identified as a key site/change area, the proposal is considered be not inconsistent with the 5 big drivers outlined in the Belconnen District Strategy.

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 proposed rezoning would be consistent with the relevant policy outcomes in the Belconnen District Policy and Commercial 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 planning priorities, which focus on providing more housing to provide housing supply, particularly near public transport routes and commercial centres.

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

Variations from the supporting report

Within the supporting report, the proponent included the following recommended provisions to be incorporated into the Belconnen District Policy as part of this draft major plan amendment.

As is outlined in more detail in Section 5 below, some of these provisions have not been implemented as proposed. Reasons for the variations are provided in Table 1 below.

Table 1 – Reasons for variations from the supporting report

Recommended provision in supporting report	Proposed provision in this DPA	Reason for variation
Assessment outcome 2 d) for the development to address the site's prominence as a gateway between the University of Canberra and the Belconnen Town Centre. This includes considerations of ground floor uses, building scale, frontages, and architectural merit	Assessment outcome not included.	Assessment outcome 2 a) (see Section 5.2 below) is considered to address ground floor uses and frontages. Building scale and architectural merit is required to be considered through consideration of the design guides, referral of the design concept to the National Capital Design Review Panel (NCDRP) and covered by other assessment outcomes in the relevant zones policy.
Height assessment requirement for subject block added to	Height assessment requirement is proposed as a stand-alone provision for the site	A separate height assessment requirement has been added rather than editing Assessment

Assessment Requirement 7		Requirement 7 as recommended, as the site is not located within the Belconnen Town Centre.
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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 2025-04

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 2025-04 on 12 November 2025 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 13 February 2026 to 30 March 2026.

Four (4) 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-11 following of consultation

Additional site-specific assessment requirements have been added to the Belconnen District Policy following consultation to:

- require the provision and endorsement of an environmental assessment report at development application stage addressing contamination issues; and
- require an agreement to be reached between the developer of the subject site and the Education Directorate so that the access road on Block 60 Section 65 (UC Senior Secondary College Lake Ginninderra) can be used for access to the subject site, and that the development will be configured to mitigate any negative impacts on the adjacent college from the use of the shared access road.

An additional technical specification has been proposed following consultation to:

- support the assessment outcome that requires the site to make a contribution to the long-term provision of community and social facilities in the broader Belconnen area by requiring a minimum of 3,000m² of gross floor area of community uses to be provided on the site.

More information on the above changes, why they were made and the version of DPA-11 that was released for public consultation can be found in the consultation report, available on the [Planning website](#) along with this document.

5.0 DRAFT MAJOR PLAN AMENDMENT 11

This section details how DPA-11 proposes to amend the Territory Plan.

5.1 Proposed amendments to the Territory Plan Map

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

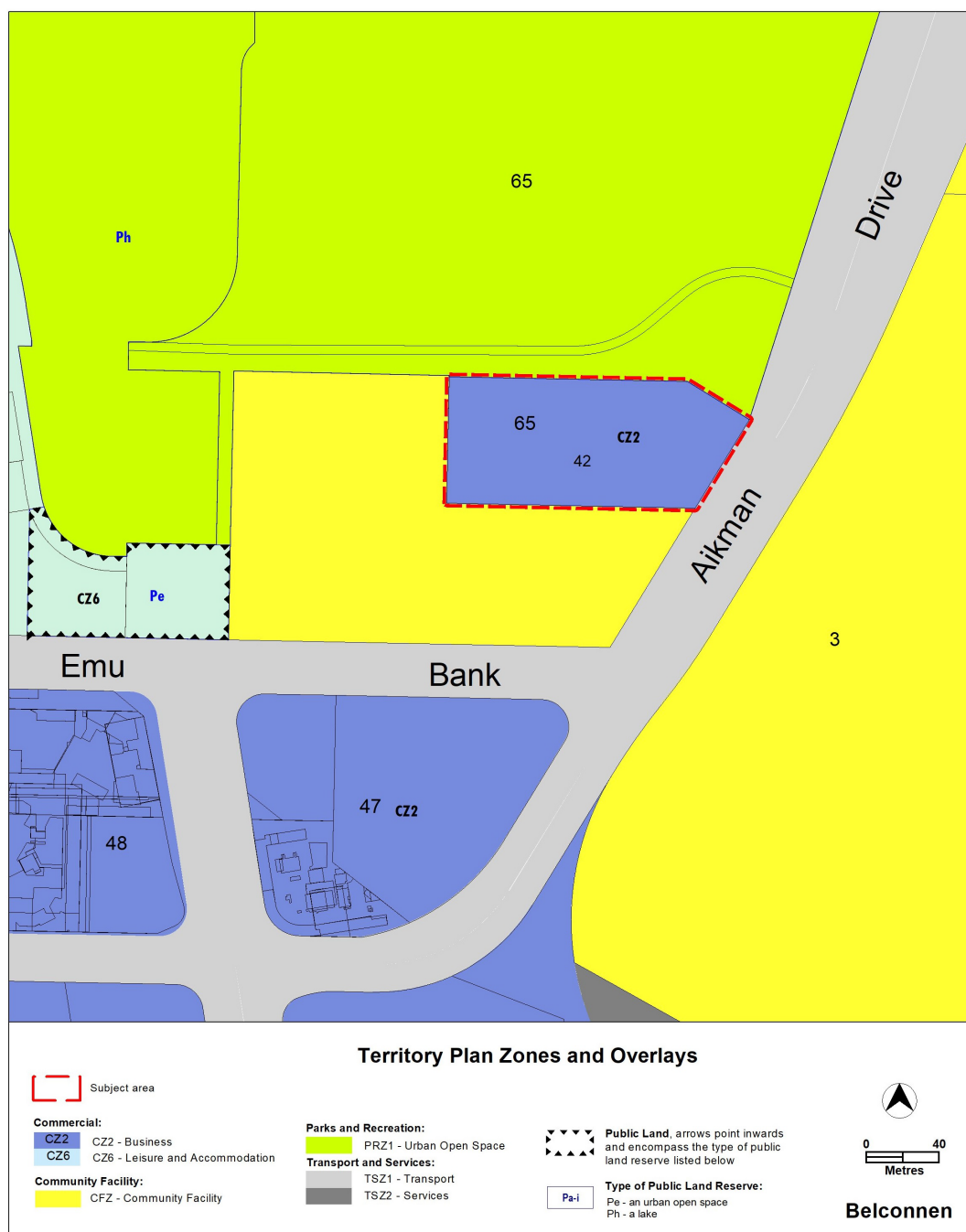


Figure 4 – Proposed Territory Plan Map zoning

5.2 Proposed amendments to the Belconnen District Policy

It is proposed to add the following new provisions to the Belconnen District Policy for the subject site:

Under the 'Area specific assessment outcomes' insert a new provision:

Locality	Assessment outcome
Belconnen (Suburb)	2. For the shaded area shown in Figure 6A, development achieves all of the following: a) Prioritises an active ground floor, providing public landscaped connections between the adjacent John Knight Memorial Park and UC Senior Secondary College Lake Ginninderra. b) Makes a suitable contribution to the long-term provision of community and social facilities in the broader Belconnen area. c) Provides a suitable height transition and setbacks to the adjacent UC Senior Secondary College Lake Ginninderra facilities to minimise overlooking and overshadowing.

Under the 'Assessment Requirements' insert new provisions for Belconnen (Suburb):

Locality	Assessment requirement
Belconnen (Suburb)	
Building heights	1A. For the shaded area shown in Figure 6A the maximum height of building is 42 metres (approximately 12 storeys). Maximum height of building may be increased by an additional 4 storeys or 12m, whichever is the lesser where development achieves all of the following: i) minimises detrimental impacts on adjacent development including overshadowing and excessive scale ii) provides a diversity of heights across the site to provide visual interest iii) the development achieves a high quality design outcome.
Environmental assessment	1B. For the shaded area shown in Figure 6A, an environmental assessment report for the development is endorsed by the Environment Protection Authority. Alternatively written advice from the Environment 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.
Shared access	1C. The applicant must provide evidence to demonstrate that agreement has been reached between the developer of the site (shaded area

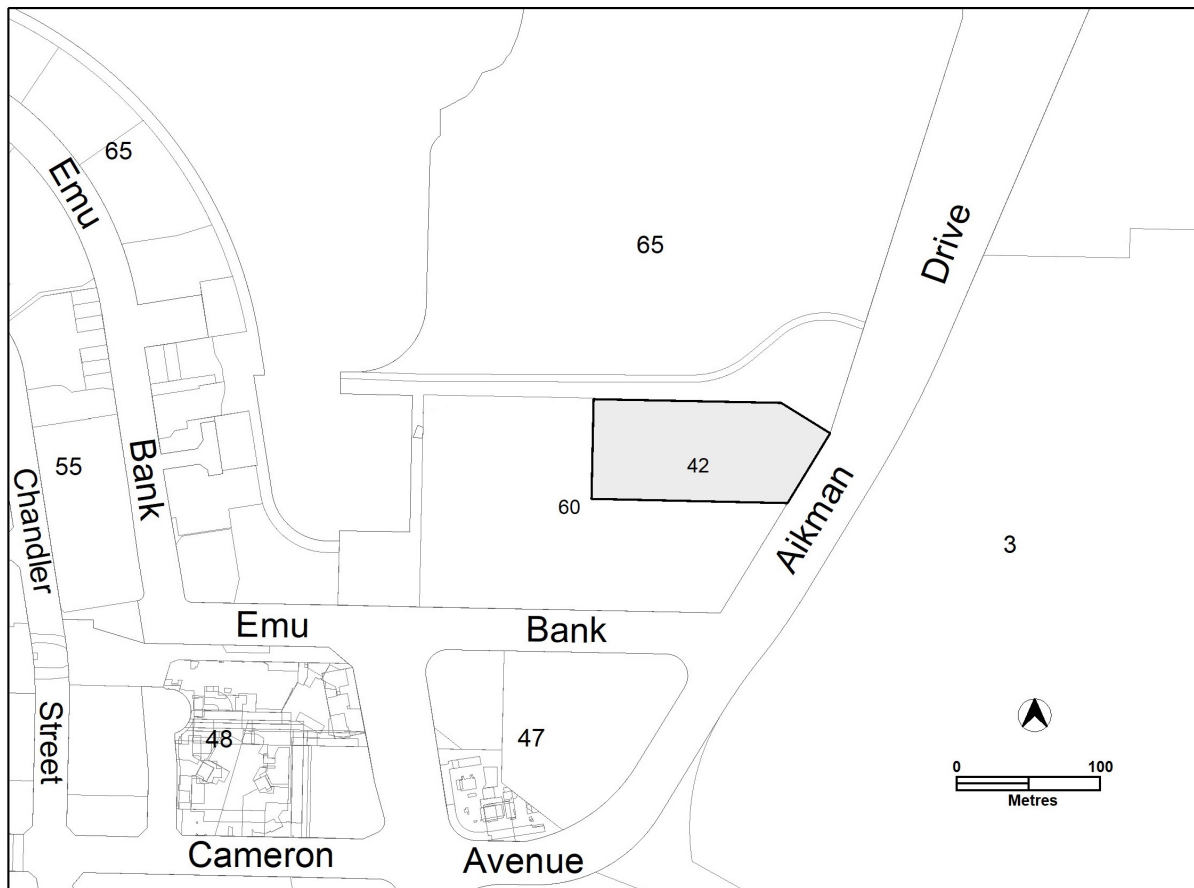
shown in Figure 6A) and the ACT Education Directorate allowing shared use of the existing road within Block 60 Section 65 (UC Senior Secondary College Lake Ginninderra) for access to the development.

The proposed development must also demonstrate that any potential adverse impacts on the adjacent college arising from the shared use of the access road are appropriately mitigated.

Hyperlink Figure 6A where referenced in the text to the new Figure 6A

Insert a new Figure 6A – Belconnen – building heights and development provisions:

Figure 6A – Belconnen – building heights and development provisions



INTERPRETATION SERVICE

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

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