



ACT
Government

**Territory
Planning**
Authority

DRAFT

MAJOR PLAN AMENDMENT

to the

TERRITORY PLAN 14

**Belconnen green waste recycling facility
and bulk landscape supplies**

Block 1653 Belconnen

May 2026

This draft major plan amendment was prepared
under division 5.2.3 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 14 – Belconnen green waste recycling facility and bulk landscape supplies –Block 1653 Belconnen (DPA-14).

Under section 63 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is making DPA-14 available to the public for comment.

Key parts of this document are:

- section 2 – summarises the proposal, including amendments this DPA proposes to make to the Territory Plan and details on interim effect
- section 3 – discussion on the need for the draft major plan amendment
- section 4 – summary of entity and public consultation and where further information can be obtained

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-14 is an Authority-initiated MPA.

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

This DPA proposes to amend the Territory Plan by including 'recycling facility' and 'bulk landscape supplies' as additional assessable uses in the Land Use Table within the Belconnen District Policy for Block 1653 Belconnen.

Further detail on the proposal and consistency with relevant documents is provided in section 2.2 and 5 of this document. Further detail is also in the supporting report and appendices. is available on the [major plan amendments page](#) on the Planning website.

2.1 Site description

The subject site, as shown in Figure 1, consists of Block 1653 Belconnen.

The subject site, as shown in Figure 2, is currently zoned NUZ1. The block is currently vacant rural land but previously functioned as a vineyard and included a wine processing facility.

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

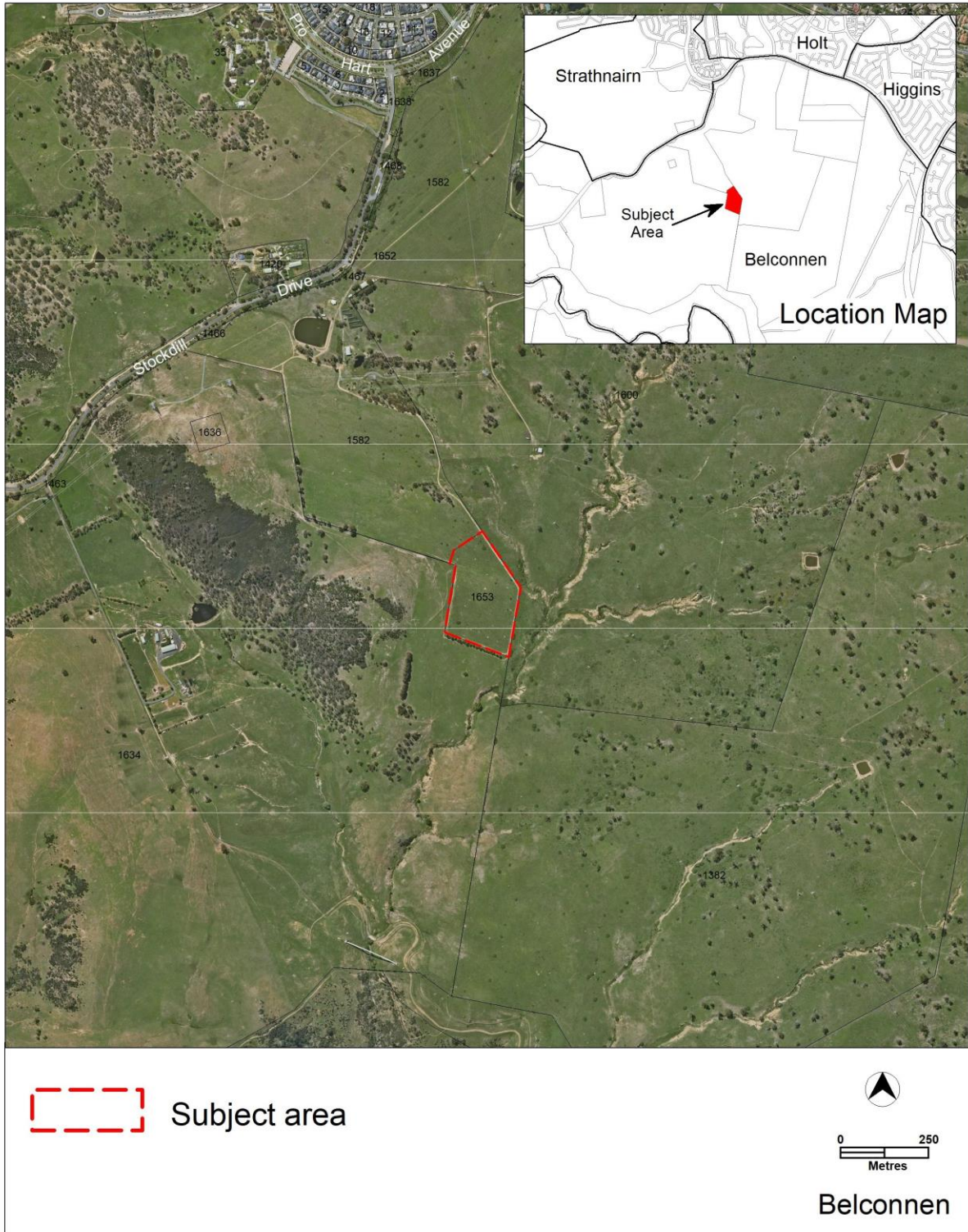


Figure 1 – Locality Map

2.2 The proposed amendments and their need

DPA-14 proposes to amend the Belconnen District Policy in the Territory Plan to include 'recycling facility' and 'bulk landscape supplies' as additional assessable development for Block 1653 Belconnen within the Land Use Table.

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-14 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-14 does not have interim effect as section 64 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 PLAN AMENDMENT

3.1 Justification against the Act

A supporting report has been prepared for DPA-14 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 Planning Strategy in that it is within the Broadacre Areas identified in the Policy Plan in the 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 for 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 it cannot be inconsistent with the relevant district strategy. The Belconnen District Strategy identifies key short-term infrastructure upgrades required to support the needs of a growing city, including a green waste transfer facility and landfill habitation works in West Belconnen.

The proposed amendment to introduce a *recycling facility* as a permissible use on the subject block is consistent with this strategic direction and would assist the Authority in facilitating this identified and much needed infrastructure upgrade

within the district. Additionally, the inclusion of *bulk landscape supplies* as a permissible use on the subject block supports the Belconnen District Strategy's five big drivers by strengthening local employment and economic diversity. Together, these uses encourage circular economy activities, and the efficient reuse of materials.

The supporting report provides further details of how the proposal is aligned 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.

The proposal is consistent with the relevant policy outcomes in the Belconnen District Policy and the NUZ1 Broadacre zone in the Non-Urban 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 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 DPA indirectly supports the Government's target to deliver of 30,000 new homes by 2030 by enabling recycling facilities and bulk landscape supply uses at an appropriate location, in order to unencumber developable land within the Ginninderry development. In-turn, the DPA supports the future remediation and redevelopment of the West Belconnen Landfill to facilitate the efficient delivery of housing and urban growth objectives within the district.

The proposed uses also strongly align with the broader intent of the Statement of Planning Priorities by supporting employment generation, promoting resource recovery and contributing to a more sustainable construction and landscaping sector within the ACT. The facilities would provide critical infrastructure to service industry, contractors and residents by ensuring ongoing access to recycled materials and landscaping products required for construction, landscaping works, maintenance and associated activities. In this way, the DPA is consistent with the Statement of Planning Priorities by actively supporting its implementation through enabling identified land use outcomes.

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

4.1 Consultation with entities

Consultation with government entities, including mandatory referral entities under Section 62 of the Act, will be undertaken simultaneously with public consultation.

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 will be included in the consultation report. The consultation report summarises:

- mandatory referral entity comments
- public comments
- amendments made to this DPA as a result of the above two dot points.

The Authority will prepare the consultation report after the conclusion of the public consultation period. If this DPA is not withdrawn the consultation report will be made available to the public when the DPA is given to the Minister for determination.

4.2 Consultation with the public

Written comments are invited from the public on DPA-14 from **5 June 2026 to 20 July 2026**.

The [Planning website](#) contains information about:

- what information written comments must include.
- how written comments can be submitted.
- the publication of submitted comments on the Authority's website and how personal information is managed.

5.0 DRAFT MAJOR PLAN AMENDMENT 14

DPA-14 is proposing to amend the Territory Plan in the following ways:

5.1 Amendments to the Belconnen District Policy

It is proposed to include ‘recycling facility’ and ‘bulk landscape supplies’ as additional assessable development to Block 1653 Belconnen within the Land Use Table of the Belconnen District Policy.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or figure
Belconnen District	NUZ1	recycling facility, bulk landscape supplies	Nil	Rural Block 1653

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	13 14 50: اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਵਿਸਥਾ ਕਰਕੇ 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	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိာ်	ဖဲန့မ့ၢ်လိာ်ဘၢပုၤကတိၢ်ကျိးထံတၢ်တဂၢၤအခါဝံသးစူၤကိးဘၢ-၁၃၁ ၄၅၀ တက့ၢ်.

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