Supporting Report

Background Paper for DPA-17 – Lyneham Block 29 Section 41



ACT Government | Territory Planning Authority

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Executive Summary

This supporting report was prepared by the Territory Planning Authority (the Authority) to support Draft Major Plan Amendment 17 (DPA-17). DPA-17 proposes to change planning requirements in the Territory Plan to enable the future development of a Demonstration Housing Project in Lyneham. This report outlines DPA-17, including the proposed changes to the provisions of the Territory Plan and the relevant planning context.

This supporting report and the DPA are intended to be read together and to complement each other. This report provides background, planning context and supports the DPA for consideration by the public, government agencies and the ACT Government.

If approved, DPA-17 would enable the site to be developed for community and supportive housing for 27 dwellings up to a maximum height of 12.5 metres to allow for 3 storeys, under croft parking and better floor to ceiling heights for improved amenity for residents. Community housing is defined under the Territory Plan as the use of land for affordable residential rental which is managed by a community housing provider. Supportive housing, in this case, as defined by the Territory Plan includes the use for social housing.

DPA-17 is an Authority-initiated major plan amendment made under the section 60 of the *Planning Act 2023* (the Act) with the agreement of the current land custodians of the blocks in the precinct.

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

This supporting report addresses the requirements set out in section 55 of the Act, that it must contain:

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

The report meets the requirements of the relevant documentation and accessibility standards, including Web Content Accessibility Guidelines.

Introduction

This supporting report, including appendices, presents an investigation of all relevant planning matters and provides a consideration of all necessary issues to allow DPA-17 to be progressed through the Major Plan Amendment process.

Background to DPA-17

The ACT's population is currently around 470,000 people and by 2050, the population is expected to reach almost 700,000 people. To support this growing population, it is anticipated that the ACT will need to provide 30,000 new homes by 2030 and up to 100,000 new homes by 2050. This includes provision of a diversity of housing types.

In addition to supporting the delivery of new homes, the ACT Government has been investigating ways that housing needs of residents can be better met now and into the future through the Housing Choices Policy project. Its aim is to introduce greater flexibility into the planning system to enable a broader range of housing types and deliver high quality residential developments.

Extensive community engagement was undertaken as part of the Housing Choices project which identified a strong desire for:

- increased housing diversity, including options to age in place
- improved construction quality and design
- more community housing
- well-designed infill development that reflects Canberra's landscape in the city principles

Consistent with the findings from the Housing Choices Policy project and following an ACT Legislative Assembly resolution passed in June 2017, the Government progressed the Demonstration Housing Project. The project tests innovative forms of housing to address the diverse needs of Canberrans. Working with the Demonstration Housing proponents, the project is delivering built homes that showcase different housing types such as co-housing and ageing in place homes to make for a more sustainable and inclusive future for Canberra. The demonstration homes also aim to highlight a range of housing types that provide increased density on land that have not historically been permitted under the Territory's planning framework. A key aim of the project is to demonstrate that density can be achieved through built forms which complement and enhance the existing neighbourhood environment.

Key principles of the Demonstration Housing Project include:

- promoting high quality design and construction
- supporting environmental sustainability and liveability
- facilitating medium density infill development
- testing and showcasing alternative development models

Site Description

Demonstration Housing Site, Lyneham Block 29 Section 41

The proposed Demonstration Housing site is located on Wattle Street at Block 29 Section 41 Lyneham. The block is zoned RZ1 Suburban Zone, shown in Figure 1.

The site is located within a 400m walk of the Lyneham Local Centre, which offers a range of amenities including retail, a chemist, a supermarket and cafes. The Lyneham Primary School and Lyneham High School are also in close walking distance. The site is approximately a 600m walk to the Macarthur Avenue light rail stop and offers good access to several of Lyneham's green open spaces,

with the Hewitt Oval and Davey field adjacent to Sullivan's Creek, as well as the Lyneham wetlands which are opposite the site. The suburb has many sporting grounds, green open space and a network of pedestrian and cycle paths.

The site was historically used for as a maintenance depot and has been vacant for several years. The site fronts on to urban open space to the east and 3 storey apartments (Cotter Court and Corin Court) exist on the adjoining block immediately to the north of the subject block. While single storey dwellings exist on the western side of Wattle Street, this area is zoned as RZ2: Suburban Core and has the opportunity to be redeveloped into a higher density, consistent with other areas in Lyneham that have experienced gradual renewal over time. Wide street verges of approximately 11m exist along Wattle Street that allow for large canopy street trees and separation between the single storeys dwellings and the existing 3 storey apartment buildings.

The subject block is 2,238m^2 and currently permits detached dwellings and apartment developments up to a maximum of 2 storeys. The dwelling density for the site is specified in the Residential Zones Technical Specification which states that the maximum number of dwellings on an RZ1 block is:

Apartments – 67 dwellings per hectare

On the subject site, this dwelling density would permit 15 dwellings within an apartment development.

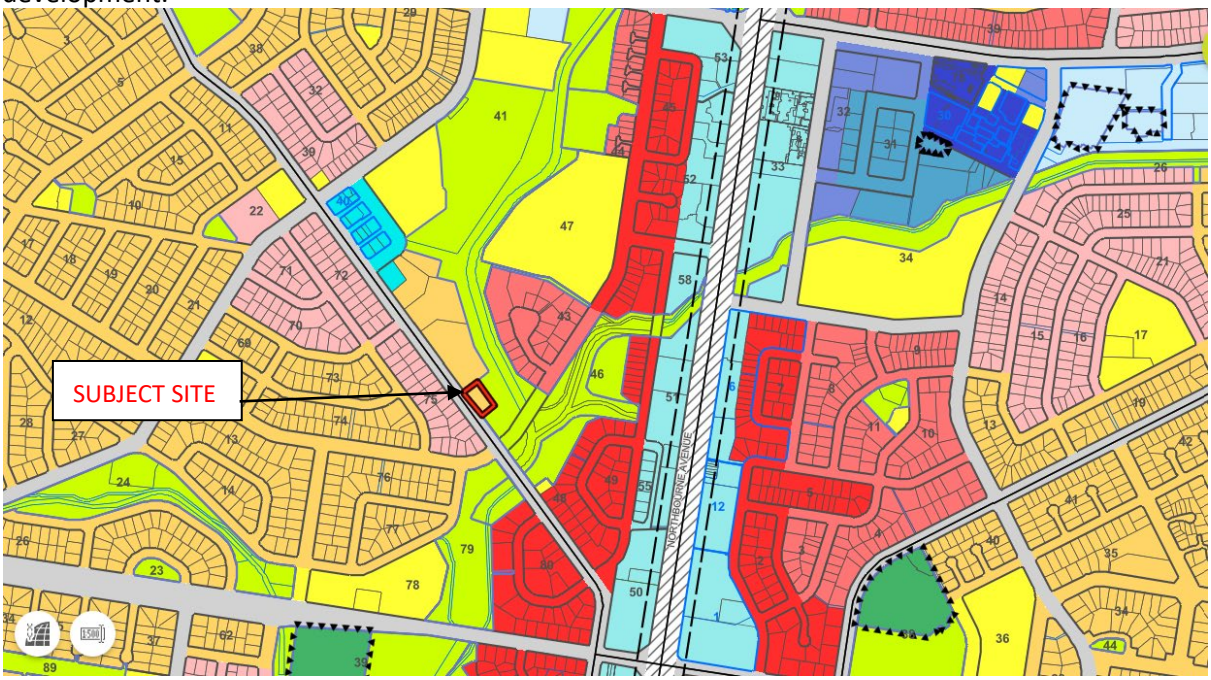


Figure 1: Site location within Lyneham ACT

The subject site is zoned RZ1 Suburban Zone and is accessible from Wattle Street. Blocks adjoining the site are a mix of RZ1 (to the immediate north) and PRZ1 - Urban Parks and Recreation (surrounding the eastern parts of the site). On the opposite side of Wattle Street, the blocks are zoned RZ2 Suburban Density Zone. Towards Northbourne Avenue the residential zones increase from RZ3 Residential Transition and RZ4 Urban Residential Zone to CZ5 Mixed Use Zone along the Northbourne Avenue corridor.

In proximity to key transport and commercial centres, the site is located:

- adjacent to a current principal active travel route
- adjacent to the Urban ACT ecological network (Sullivans Creek)
- located on the edge of the Dickson Group Centre catchment

- within 600m of the Macarthur Avenue light rail stop
- within 500m of the Macarthur node (Economic and Employment focus area)
- within 100m of a bus stop on a rapid local centre bus route
- within 500m of the Lyneham Local Centre (Wattle Street), a key meeting point and activity hub for the community.

Site features, infrastructure and built form

The site features are summarised the table below and further detail is contained in the technical studies listed in the appendices to the supporting report in this document and available on the CED website.

Further technical studies and consultation with relevant stakeholders will be undertaken before and during the development application stage to inform a suitable scale, location and pattern of development for the Subject Site.

Table 1: Subject area features, infrastructure and built form

Site feature	Description
Topography	The site is relatively flat.
Soils and contamination	The site is not recorded on the Register of Contaminated Sites. Based on advice provided within the Detailed Site Investigation Report undertaken by Lanterra Consulting, the site, from a contamination perspective, is deemed suitable for uses permitted under the RZ1: Suburban Zone. This report has received endorsement from the Environment Protection Authority based on the compliance with certain conditions.
Hydrology and flooding	Sullivan's Creek is in close proximity to the site. The current flood mapping demonstrated that the subject site is not located within the 1% Annual Exceedance Probability (AED) flood level.
Public transport and site access	The site is located: • within 600m of the Macarthur Avenue light rail stop • within 500m of the Macarthur node (Economic and Employment focus area) • within 100m of a bus stop on a rapid local centre bus route The points of access and egress to the site are at the intersections of Wattle Street, David Street, McArthur Avenue and Northbourne Avenue.
Electricity, water, sewer, gas	An existing sewer pipe within the site will need to be relocated to unencumber the land and ICON Water has provided in principle support for these works. Stormwater infrastructure has been assessed as likely to have capacity to manage the stormwater flows generated and will be confirmed once the development layout is finalised.

Site feature	Description
	The site is serviced by overhead electrical connection and the current capacity of the electrical network may need to be upgraded to service the new development. The site does not have gas service.
Bushfire and emergency management	The site is not identified as being a bushfire prone area.
Ecological values and biodiversity	The site is in proximity to Sullivan's Creek which has high ecological value. The site is also connected to large green spaces which are part of cycling routes and contribute to the high-quality urban open space. The Tree Assessment is attached and shows 9 regulated trees on the site, which have been assessed ranging from fair to good quality.
Community and recreation facilities	Lyneham is part of the priority enrolment area for 2 schools and 2 colleges. Depending on the type of residential development that occurs on this site, the demand for school placements will vary. If a retirement or aged care development contributes to a large part of development, there will not be a demand for school places.
Cultural and heritage	Assessment of the site did not find any built heritage significance on the site.
Noise, odour and light	Noise, odour and light are expected to be in line with those typically expected of residential development and will not create any significant change to the current land uses permitted on the site.

The Draft Major Plan Amendment will be available for public consultation to allow for feedback from the community as well as advice from stakeholders and relevant government agencies. Specialist advice was provided for the site in relation to traffic modelling, noise, hydrology, ecology, and other matters.

Changes to the Territory Plan and other documents

To support Demonstration Housing, DPA-17 proposes to add site specific assessment requirements to the Inner North and City District Policy to permit Demonstration Housing (community housing) on Block 29 Section 41, Lyneham.

Additional assessment requirements for the block are proposed to:

- allow up to 27 dwellings;
- increase the building height limit to 3 storeys + under croft parking and;
- provide parking at a rate of 1 car park per dwelling, and;
- 0.25 visitor car parks per dwelling.

This amendment is necessary to enable a targeted, evidence-based demonstration project in a highly suitable location. Retaining the RZ1 zoning is consistent with the original intent of the Demonstration Housing Project to showcase innovative housing within the existing land-use zoning; and it is also consistent with the adjacent property.

Changes to building heights will allow for a development that is consistent with the existing streetscape, whilst providing better floor to ceiling heights for residents and an under-croft parking area. The reduced carparking spaces is underpinned by the assumption that residents of community and supportive housing do not have the same level of car ownership when compared to other residential typologies. This coupled with access to rapid public transport and key amenities, whilst reducing traffic on local roads, is a positive for future and current residents.

A summary of the proposed changes to the Territory Plan are set out in the table below. Detailed changes proposed by DPA-17 are contained in the Draft Major Plan Amendment document, available on the Authority's website, along with this supporting report.

Inner North and City District Policy

Assessment Requirement	Proposed Changes as part of DPA-17
Demonstration Housing	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

Inner North and City Technical Specifications

Specification	Proposed Changes concurrent to DPA-17
Lyneham	
Demonstration Housing	On Block 29 Section 41 development for community, supportive or demonstration housing complies with 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

The need for and impacts of DPA-17

This section of the supporting report includes the need for undertaking the amendment, the positive and negative impacts that will occur to DPA-17.

Need for the DPA-17

To support the anticipated population growth in the ACT, the ACT Government has committed to a target of enabling 30,000 additional homes by 2030. The ACT Planning Strategy sets the aim that 70% of new housing should be built within the existing urban areas to ensure new housing is close to services, employment and public transport.

In support of this objective, the government has set out objectives in the ACT Planning Strategy (2018), Inner North and City District Strategy (2023), and other Government strategic planning policies. The key aims of these strategic policies are to enable more housing along public transport corridors to provide a better-connected and accessible city for a growing population.

In line with the government's strategic objectives, which respond to the increased demand for housing, uplift in planning provisions are proposed on the subject site in Lyneham to facilitate community housing as part of the Demonstration Housing Project. This is consistent with the government's strategy to focus on urban infill by providing the majority of housing in existing urban areas that are close to transport and infrastructure.

As part of the government's target to enable an additional 30,000 homes by 2030, the government is committed to delivering an additional 5,000 public, community and affordable rental dwellings by the end of 2030 as part of the ACT Housing Strategy 2018-2028. Demonstration Housing projects will contribute to the community housing available in the ACT, which directly aligns with the government's housing strategy targets.

Positive impacts of DPA-17

The proposal is anticipated to generate a wide range of direct and indirect benefits for the ACT community, including:

- *Innovative housing typologies* – the Demonstration Housing Project provides the opportunity to test innovative housing typologies that are not available in the current legislative framework and will inform future planning strategies for liveable and well-designed housing.
- *Housing choices* - the Demonstration Housing Project aims to be a community-based development, which offers diverse housing typologies and greater housing choice to Canberra's population, within existing residential areas. By offering flexible and diverse living arrangements, it helps accommodate a wider range of household sizes, ages and income levels and gives the community the ability to select the 'best fit' housing for their personal circumstances.
- *Transport and infrastructure* – medium density housing in proximity to the public transport network and well connected to community and public services, generally have a reduce demand on parking requirements. The demonstration housing project offers an opportunity in Lyneham to demonstrate this outcome by proposing maximum parking provisions and enabling residents with easy access to the light rail corridor, major active travel routes, and shops and services.
- *Housing availability and affordability* – The demonstration housing project aims to deliver up to 27 rental dwellings managed by the YWCA, 45% of dwellings on the site as affordable housing and 55% of dwellings on site as social housing. This aligns with the government's commitment to providing a greater supply of affordable and community housing choices and demonstration

housing would directly contribute to the government's target of 5,000 public, community and affordable rental dwellings.

- *Urban Vitality* – The proposal will facilitate a demonstration housing development on a currently vacant/disused block and make a positive contribution to urban renewal by providing new community housing, supporting the rejuvenation of Lyneham and reinforcing its long-term sustainability as an established inner north suburb.
- *Economic development* – demonstration housing as a project is an opportunity to test the viability of innovative housing typologies and inform future uptake of development opportunities by industry. This proposal will provide much needed affordable rentals at a density that is contextually appropriate but not currently permitted in this location.
- *Environmental sustainability* – the demonstration housing project will offer a variety of dwelling sizes, which will be focused on compact housing types that promote more efficient land use, and reduce the need and environmental impact of urban sprawl. Smaller homes require less energy to heat and cool, and denser development patterns make public transportation more viable, helping to reduce greenhouse gas emissions. Additionally, demonstration housing aims to be carbon positive in operations through the exclusion of gas to the development, use of green energy and shared photovoltaic power with excess returned to the grid.
- *Active travel* – The site is located adjacent to the Sullivan's Creek corridor and within a well-connected active travel network. An increase in housing on the site will enable more residents to benefit from direct pedestrian and cycling connections to key destinations, including light rail services, thereby supporting sustainable travel modes and reducing reliance on private vehicles.

Potential negative impacts of DPA-17

While the amendments are not anticipated to generate significant negative impacts, the proposed changes are likely to be discussed with regard to the following:

- *Increased infrastructure demand* – Additional housing can create additional demand, including for roads, schools, parks and services. The increase in housing density is limited to a single site in an area experiencing gradual renewal and the proposed number of dwellings permitted is not expected to significantly impact existing infrastructure.
- *Increased traffic* – Increase in traffic congestion is possible due to the increase in residential density on the site. This risk will be largely mitigated through the provision of maximum car parking spaces of, 1 car park per dwelling. This is a reduction of the current parking requirements and supported through the availability of public transport in close proximity to the site. As the site is currently vacant, any new development will present an increase in traffic, however the traffic report analyses a low impact from the increased traffic within the Lyneham neighbourhood.
- *Increased parking demand* - If not appropriately catered for by the new development, higher density residential housing can lead to car parking shortages. This can create conflicts between new and existing residents over available parking spaces, including greater load placed on residential streets with associated amenity impacts for nearby residents. This is expected to be effectively mitigated given the site is located within walking distance to the light rail corridor, active travel routes and amenities and the on-site provision of visitor car parking. Parking provision will also be investigated through the development assessment process, where parking and traffic mitigation measures are considered prior to approval being given.
- *Impacts on local character and amenity* – Character and amenity are key concerns often raised with the densification of established suburbs. The surrounding sites in Lyneham are

characterised by buildings of 1-3 storeys with some dwellings aging and some newly developed. Lyneham as a suburb is experiencing urban renewal, particularly along the Northbourne corridor. A residential building of 3 storeys is supported in the context of the surrounding, noting that the adjacent site is 3 storeys high and would provide a consistent streetscape along Wattle Street. Development proposed under DPA-17 will be guided the Missing Middle Housing Design Guide, which require consideration of how the built form responds to and contributes to its context to create design outcomes that sensitively integrate the development into its respective place. The proposed development has also been reviewed by the National Capital Design Review Panel and feedback will be implemented to ensure the development is designed to fit in with local character and amenity.

Policy work, in partnership with the development application process where relevant Government entities are engaged, provides an opportunity to assess individual development applications and consider any potential impacts they may have. Therefore, potential negative impacts are expected to be appropriately mitigated through the application of relevant design guides and key protections in the Territory Plan and supporting documents.

The ACT planning context

This section of the report addresses how DPA-17 would give effect to the key documents of the ACT planning system, including the Minister's Statement of Planning Priorities, the ACT Planning Strategy, any relevant District Strategy and how it would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies.

Statement of Planning Priorities

The Minister for Planning and Sustainable Development's 2025-2028 Statement of Planning Priorities serves as a guiding document for the ACT Government's planning directorate for the coming period. As one of the fastest growing cities, Canberra is estimated to reach a population of almost 700,000 by 2050. Strategic planning to meet the needs and demands of our growing community is essential to sustain and enhance the city's current quality of life.

The planning priorities focus on delivering diverse housing choices close to shopping centres and travel networks such as public transport and active travel infrastructure, to create a better-connected, accessible, and sustainable city.

This proposal directly responds to key priorities including:

- plan for more housing near high frequency transport stops
- plan for more housing near commercial centres, reinvigorating shops
- enable diverse housing choices and the 'missing middle'
- support the delivery of social and affordable housing

ACT Planning Strategy

The ACT Planning Strategy 2018 (the Planning Strategy) aims to recognise and incorporate the social, economic and environmental changes occurring in the city. The Planning Strategy reflects and integrates the vision and directions of the community and other ACT Government strategies, particularly housing, transport and climate change.

The Planning Strategy seeks to deliver 70% of new housing within the existing urban footprint in Canberra and the proposal responds to this aim for a compact and efficient city by proposing to increase the housing density of an existing inner-city site to demonstrate innovative housing design. This amendment will contribute to urban intensification as the site is in a well-suited location for further residential density and development due to its proximity to public transport, employment, schools and commercial amenity.

The relevant District Strategy

Introduced in 2023 as part of the ACT's new planning system, district strategies capture the distinctive character of each district and how the city will change and grow over time.

The District Strategies set out future planning priorities to help manage growth and change in the district while protecting the things the community values most.

The District Strategies identify change areas where urban change will occur. Planning for these change areas will be progressed to support development, including high-quality transport-oriented development on public transport corridors and in close proximity to local amenities, such as centres.

While the Demonstration Housing site in Lyneham is not identified as a change area in the Inner North and City District Strategy, DPA-17 is consistent with the big five drivers in the District Strategy. DPA-17 is considered against these in the table below:

Table 2: Big five drivers related to District Strategies

Big driver	Targets	How this amendment responds
Blue-green network	More nature and retaining water in the city Expand liveable blue-green network connections	The subject site is adjacent to Sullivan's Creek and
Economic access and opportunity across the city	More jobs accessible to home	The amendment will facilitate additional housing in the suburb Lyneham which is 4km from Canberra's Central Business District (CBD). Given the subject site's close proximity to the CBD, this amendment will provide greater housing opportunities close to employment areas.
Strategic movement to support city growth	Reduce car dependence More active transport	The site is well-connected to the active travel network, including direct pedestrian and cycling links to key destinations, local shops and light rail services. This proximity will support sustainable transport choices and reduce reliance on private vehicles.
Inclusive centres and communities	Greater activation of group and local centres Improve community wellbeing	The subject site is within 500m or a 10 minute walk from Lyneham's Local Centre. Additional housing in this location will support the ongoing viability and activation of the local centre, and support improved wellbeing.
Sustainable neighbourhoods	Greater housing choice and affordability to meet community needs More inclusive and fair communities	Lyneham as a suburb is undergoing urban renewal with aging sites being redeveloped. Given its central locality, the suburb is well suited to higher density housing to provide greater opportunity for people to live close to employment, retail, schools and green open space. Community housing in Lyneham will provide more affordable housing options, greater choice and inclusivity to meet the community's diverse housing needs.

The proposed DPA would give effect to the relevant key drivers in the District Strategy.

Other Government Strategies and Policies

The proposal also responds to the following government strategies.

ACT Housing Strategy 2018-2028

The proposal seeks to achieve the targets articulated in the ACT Housing Strategy by contributing to the community housing available in the ACT. In particular, the Demonstration Housing proposal would contribute to the delivery of an additional 5,000 public, community, and affordable rental dwellings by the end of 2030 as part of the ACT Housing Strategy.

The Territory Plan is a document made up of maps and policies that ensures the orderly development of the ACT. The Territory Plan determines the type and design of development that is permitted on each block and is used by the Authority to assess development applications.

The Territory Plan contains a hierarchy of documents from District to Zone to Other Policies. How DPA-17 affects the relevant parts of the Territory Plan are outlined below.

Inner North and City District Policy

District policies detail the key assessment requirements and expected outcomes relevant to each specific district; the relevant policy for Demonstration Housing - Lyneham is the Inner North and City District Policy.

The Inner North and City District Policy states policy outcomes for the district, derived from the Inner North and City District Strategy.

While there are limited policy outcomes of direct relevance to the subject site, the proposed amendment is not inconsistent with the District Policy. The proposal is anticipated to benefit the district by enabling medium density housing in close proximity to light rail stops and frequent transit bus routes. The site is adjacent to Sullivans Creek, offering connection to nature and the active travel network for future residents.

District policies include Assessment Outcomes and Assessment Requirements for specific areas and sites within the district. The Inner North and City District Policy does not currently include any area specific outcomes or requirements that apply to this proposal. The Draft Plan Amendment – 17 (DPA-17) proposes to add an assessment requirement to the Inner North and City District Policy to enable the demonstration housing development. The proposal is for site specific changes relating to height, number of dwellings, parking requirements and subdivision.

Further information about the Territory Plan and DPA-17 can be found on the City and Environment Directorate (CED) website.

Consultation

This section of the report outlines consultation undertaken with the local community and relevant entities who may have an interest in this proposal, and upcoming consultation on DPA-17.

Public consultation

Public consultation will be undertaken on DPA-17 and this supporting report during the MPA process.

Custodian consultation

The custodian of the Subject Site is Infrastructure Canberra and will be consulted on DPA-17 at the same time as the entity consultation.

Entity consultation

Entity consultation will be undertaken at the same time as public consultation. The Authority will circulate the proposal with various government entities, including the mandatory entities:

- National Capital Authority
- Conservator of Flora and Fauna
- ACT Heritage Council
- Environment Protection Authority

Advice from entities will be released for public review as part of the consultation report, after consultation concludes.

Conclusion

DPA-17 and this supporting report for the Demonstration Housing site are proposed in response to and increased need for community and affordable housing to service the needs of a growing population. The Demonstration Housing Project is an opportunity to deliver a high quality design outcome that demonstrates an innovative housing typology that is not permitted within the current legislative framework.

The relative impacts of the DPA were considered and the proposal is consistent with the Planning Strategy and the Inner North and City District Strategy. The proposal directly responds to and will help achieve the desired outcomes in the strategic policy documents, including the Planning Strategy, Transport Strategy and District Strategy.

The proposed site is well suited and well located for infill development of this scale, given its proximity to a range of services, employment opportunities and infrastructure, including the light rail. The proposed amendment will directly support the realisation of the Demonstration Housing Project, showcasing an innovative housing typology that delivers community and affordable housing, while contributing to the targets of the ACT Housing Strategy.

Appendices to the Supporting Report

This section of the supporting report contains appendices that provide further information, supporting material and/or context to DPA-17 and this supporting report.

The background information, studies and reports undertaken that inform this supporting report and DPA-17 are available on the CED website. These documents are listed below

Appendix	Name of Report/Study
Appendix A	Site Investigation Report
Appendix B	Traffic Impact Assessment
Appendix C	Tree Assessment
Appendix D	Trella and YWCA – Demonstration Housing Report
Appendix E	Territory Priority Project Land Custodian Declaration

Authorisation and consent – Land Custodian

This section provides details of Authorisation and consent from the land custodians. Note that reports provided by stakeholders may not meet accessibility standards.

Block/Site	Land Custodian
29 Block, 41 Section, Lyneham	Infrastructure Canberra Signature Date 09/09/2026 Kristin Blume

Original authorisation provided by affected lessees and land custodians can be found in Appendix E on the CED website.

Acknowledgement of Country

The City and Environment Directorate acknowledges the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region.

We respect the Aboriginal and Torres Strait Islander people, particularly our Aboriginal and Torres Strait Islander staff, and their continuing culture and contribution they make to the Canberra region and the life of our city.

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