



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**

February 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 11 – Belconnen Section 65 Block 42 (DPA-11).

Under section 63 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is making DPA-11 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 associated documents 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
- section 5 – detailed amendment instructions to the Territory plan proposed by this DPA.

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-11 is a proponent-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.

1.3 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.

2.0 PROPOSAL

This DPA proposes to amend the Territory Plan Map to rezone the site from Community Facility Zone (CFZ) to Commercial CZ2 Business Zone. It is also proposed to amend the Belconnen District Policy in the [Territory Plan 2023](#) to:

- set a maximum building height limit of 42m (approximately 12 storeys), with an ability to increase to an additional 4 storeys or 12m where design quality tests can be met.
- require development on the site to make a suitable contribution to the long-term provision of community and social facilities in the broader Belconnen area
- require development to limit overshadowing and overlooking of the adjoining school (UC Senior Secondary College Lake Ginninderra) to the south.

The proposal would ultimately allow the redevelopment of the site for mixed-use purposes, including commercial accommodation, community spaces, and various commercial and residential uses.

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 is located at Belconnen Section 65 Block 42 (Figure 1) and is zoned CFZ Community Facilities Zone under the *Territory Plan 2023* (the Territory Plan). The site is currently vacant and was formerly used for student accommodation (Arscott House) until 2015. All buildings on site were demolished in 2020.



Figure 1 – Locality Map

DRAFT MAJOR PLAN AMENDMENT 11 – PUBLIC CONSULTATION VERSION

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.

The subject site, as shown in Figure 2, is currently zoned Community Facilities Zone (CFZ).

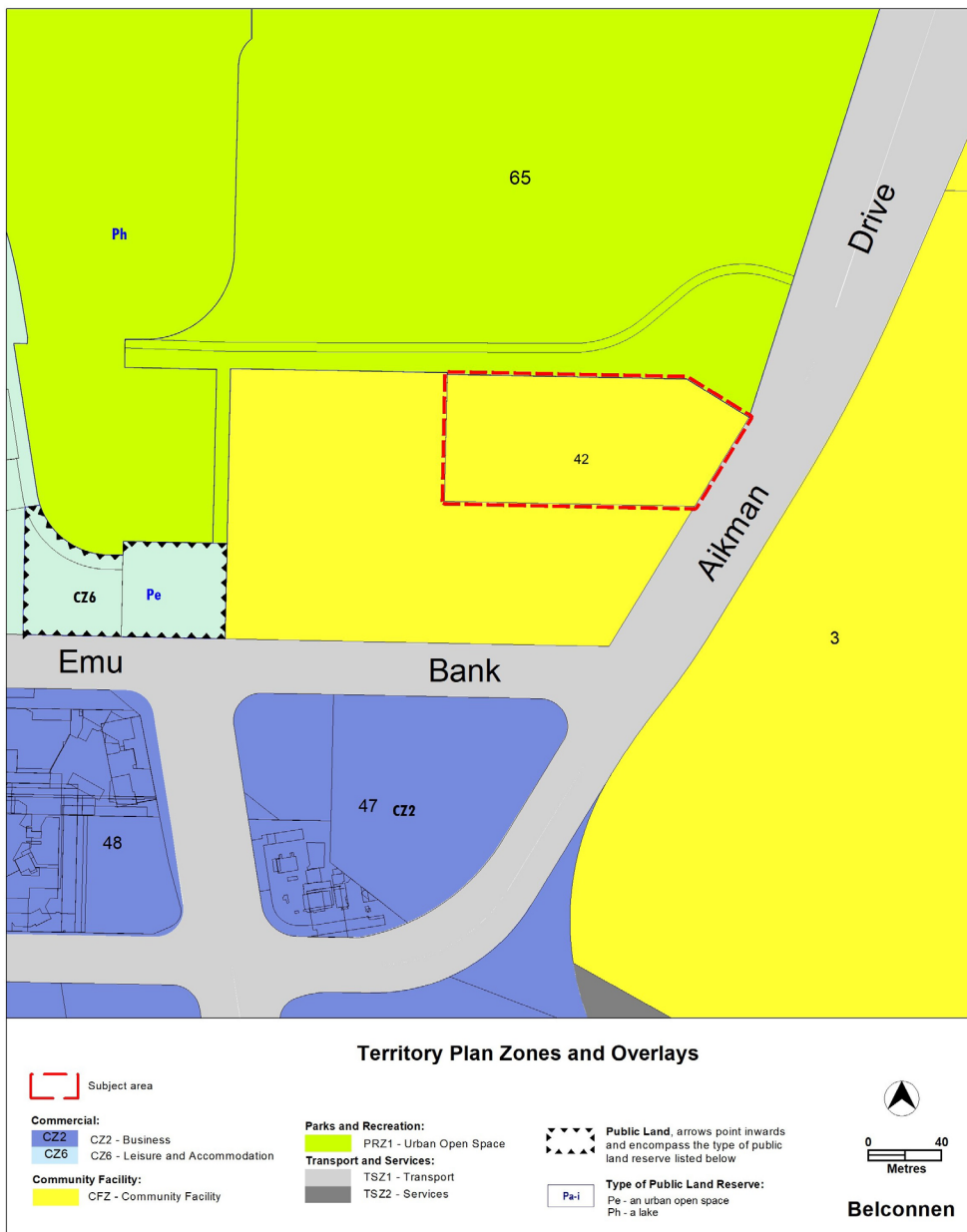


Figure 2 – Existing Territory Plan Map zoning

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

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.

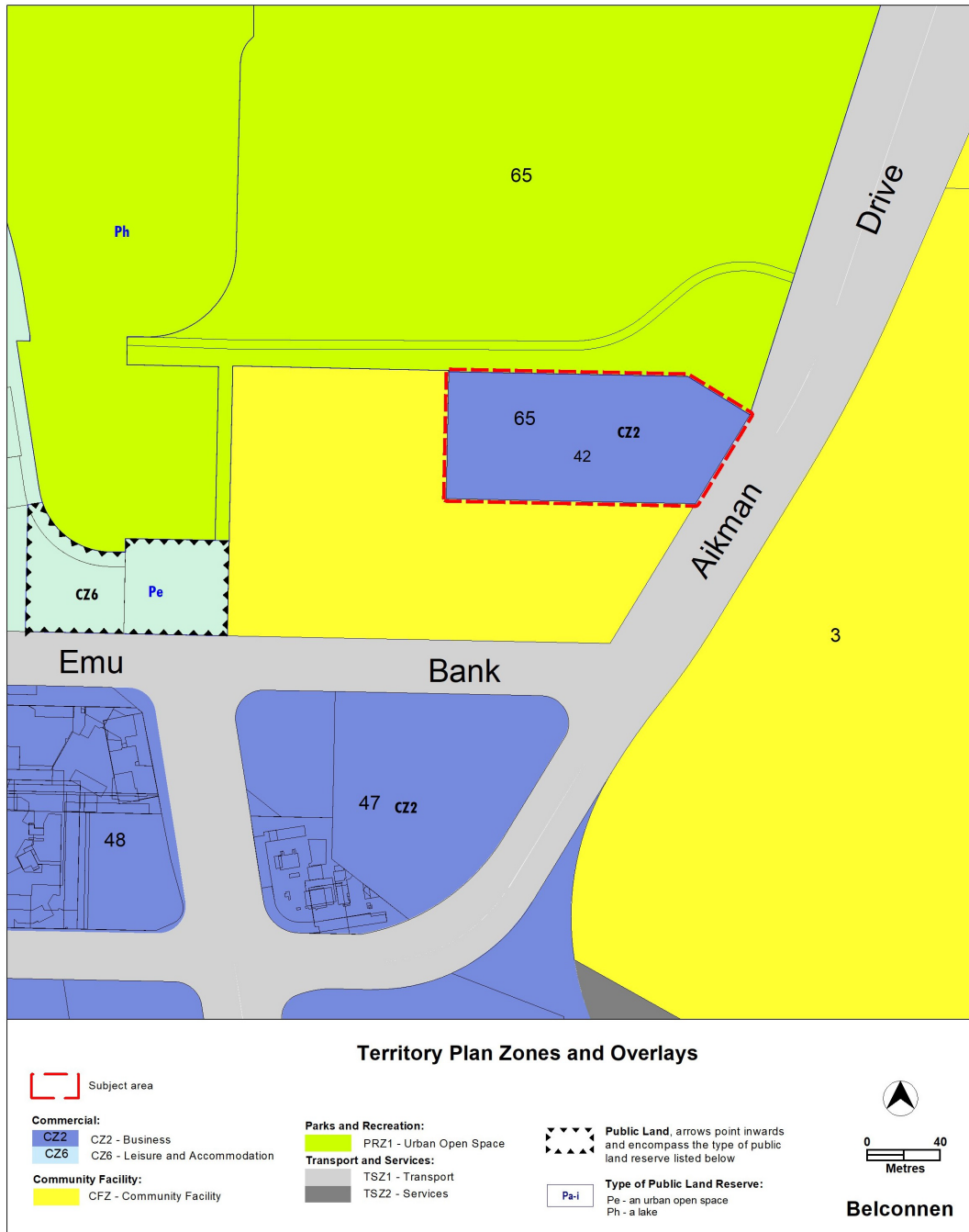


Figure 3 – Proposed Territory Plan Map zoning

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 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-11 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 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.

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

4.0 CONSULTATION

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

- 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 this DPA from **13 February 2026** until **30 March 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 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 3.

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:

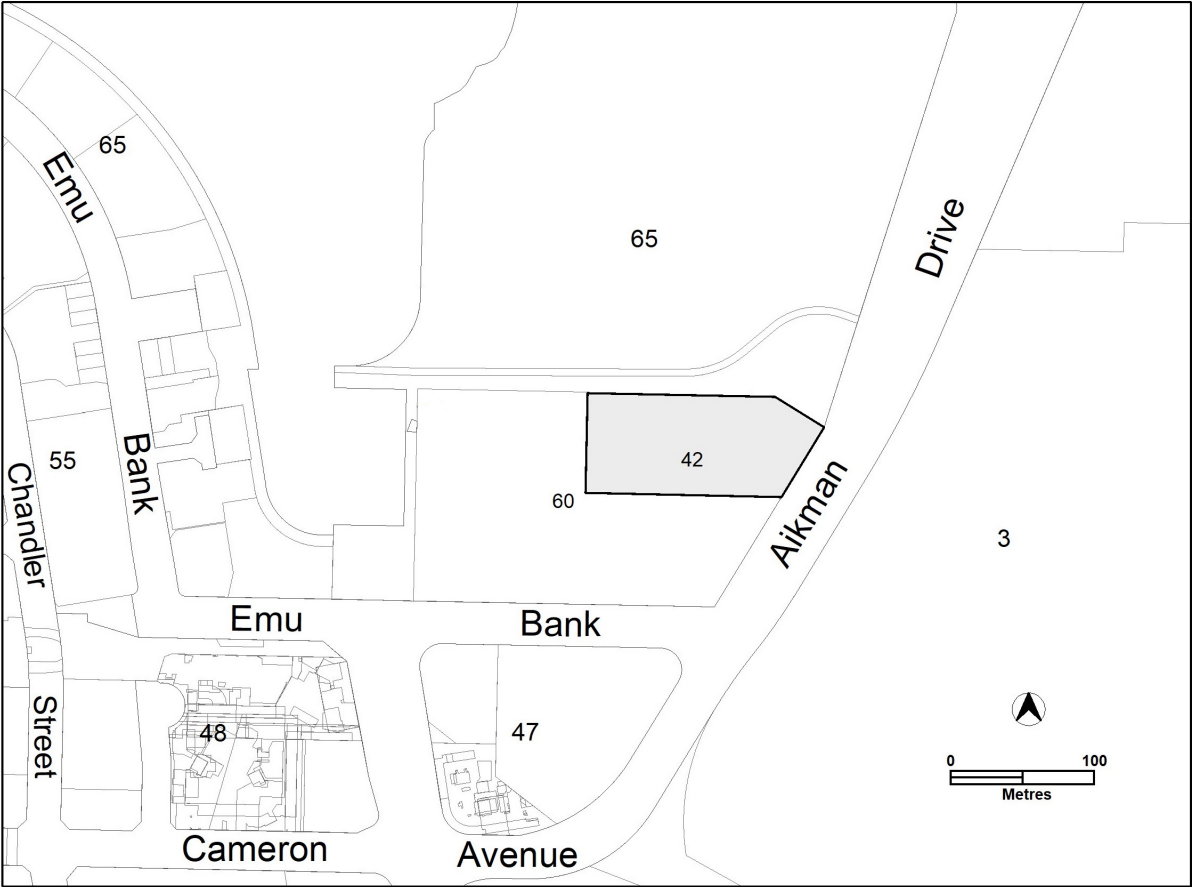
Locality	Assessment outcome
Belconnen (Suburb)	<p>2. For the shaded area shown in Figure 6A, development achieves all of the following:</p> <ul style="list-style-type: none"> a) Prioritises an active ground floor, providing public landscaped connections between the adjacent John Knight Memorial Park 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 a new provision for Belconnen (Suburb):

Locality	Assessment requirement
Belconnen (Suburb)	
Building heights	<p>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:</p> <ul style="list-style-type: none"> 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.

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

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
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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
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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 ਸੇਵਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ 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
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Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیریډ
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Karen / ကညီကျိင်	ဖဲန့မ့ါလိာ်တုာ်ပုၤကတိၤကျိးထံတၢ်တဂၤအခါဝံသးစူၤကိးတုာ်-၁၃၁ ၄၅၀ တက့ါ.

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