



# MAJOR PLAN AMENDMENT

SUPPORTING REPORT

BLOCK 5 SECTION 36 FORREST

15 DECEMBER 2025



**PURDON**

Prepared By:

**Purdon Planning Pty Ltd,**

19 Torrens Street,

Braddon ACT 2612

ABN 53 653 124 442

Tel 02 6257 1511

[purdons@purdon.com.au](mailto:purdons@purdon.com.au)

[www.purdon.com.au](http://www.purdon.com.au)

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- **ATTACHMENT A:** Architectural Concept
- **ATTACHMENT B:** Landscape Concept
- **ATTACHMENT C:** Community Needs Assessment
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# 1.0 Introduction

## 1.1 Executive Summary

This Supporting Report, prepared by Purdon on behalf of the Infrastructure Canberra (iCBR) and the ACT Education Directorate, accompanies an application for a Major Plan Amendment (MPA) to the Territory Plan for Block 5 Section 36 Forrest. The site currently serves a range of informal purposes for the local community, offering outdoor recreation spaces/open space, occasional parking, and tennis courts - both used intermittently by the local community, Telopea Park School and workers at some Manuka Oval events. In its location and context, the site presents a valuable opportunity for a development that not only supports the evolving needs of the local community but enhances the capacity and operation of the adjacent Telopea Park School, which serves the majority of the Inner South District.

Located within the Inner South District and adjacent to the Telopea Park School, Telopea Park and Manuka Oval, the site sits at the intersection of education, open spaces, and recreation facilities as well as residential and commercial sites. The CFZ zone promotes the collocation of education, open spaces and recreation facilities to serve the residential and commercial sites in the area.

The amendment seeks only to rezone the site from PRZ2 – Restricted Access Recreation Zone to CFZ – Community Facility Zone, in the Territory Plan Map, in accordance with the *Planning Act 2023*. No new assessment requirements or additional / prohibited developments are sought in this amendment application. CFZ is considered to be the most appropriate zone for the site, to allow for the site to be used for a primary purpose of educational establishment. This will allow for the Telopea Park School’s expansion to serve a growing Inner South District school population which will in-turn provide for greater facilities the community can access (outside school hours, in accordance with the Education Directorate’s *Community Use of School Facilities Policy*).

The indicative development concept prepared by Hayball and landscape concept prepared by Arcadia are submitted as part of the MPA to demonstrate how future development might take form under the proposed planning framework. These concepts illustrate how built form, landscaping, setbacks, and public connections can be delivered to achieve high-quality outcomes on the subject site that align with the strategic objectives of the Inner South District Strategy 2023, the ACT Planning Strategy, and the Statement of Planning Priorities 2024–25.

A Community Needs Analysis (CNA), submitted separately, provides a detailed assessment of potential impacts and benefits from this change in relation to school enrolment demand and community access to indoor and outdoor spaces for performing arts and sporting recreation. These documents confirm that the proposed amendment is appropriate for the site and will deliver significant public benefit, particularly long-standing education capacity and facilities, and the delivery of important community facilities.

In summary, the proposed MPA represents a coordinated, policy-aligned, and forward-looking planning outcome. It supports the enhancement of community and educational facilities in a central location, facilitates better use of underutilised urban land, and promotes development that can adapt to the future community needs of the Inner South and the Territory more broadly. It is therefore recommended that the Territory Plan be amended as proposed.

## 1.2 Information, Authorisation & Consent

This proposal has been submitted by Purdon on behalf of the Education Directorate. The below is a statement from the Education Directorate:

Proponent:

- Name – Education Directorate
- Address – Level 4, 220 London Circuit, Canberra City, 2601
- Business Contact – Ben Player, Senior Director, Asset Management and Delivery

The Education Directorate as the relevant lessee provides authorisation on behalf of the Territory for Purdon Planning to lodge the Major Plan Amendment for Block 5 Section 36.

The Education Directorate as the relevant lessee declares that the documentation provided, including attachments complies with the relevant documentation standards for the Major Plan Amendment submission for Block 5 Section 36.

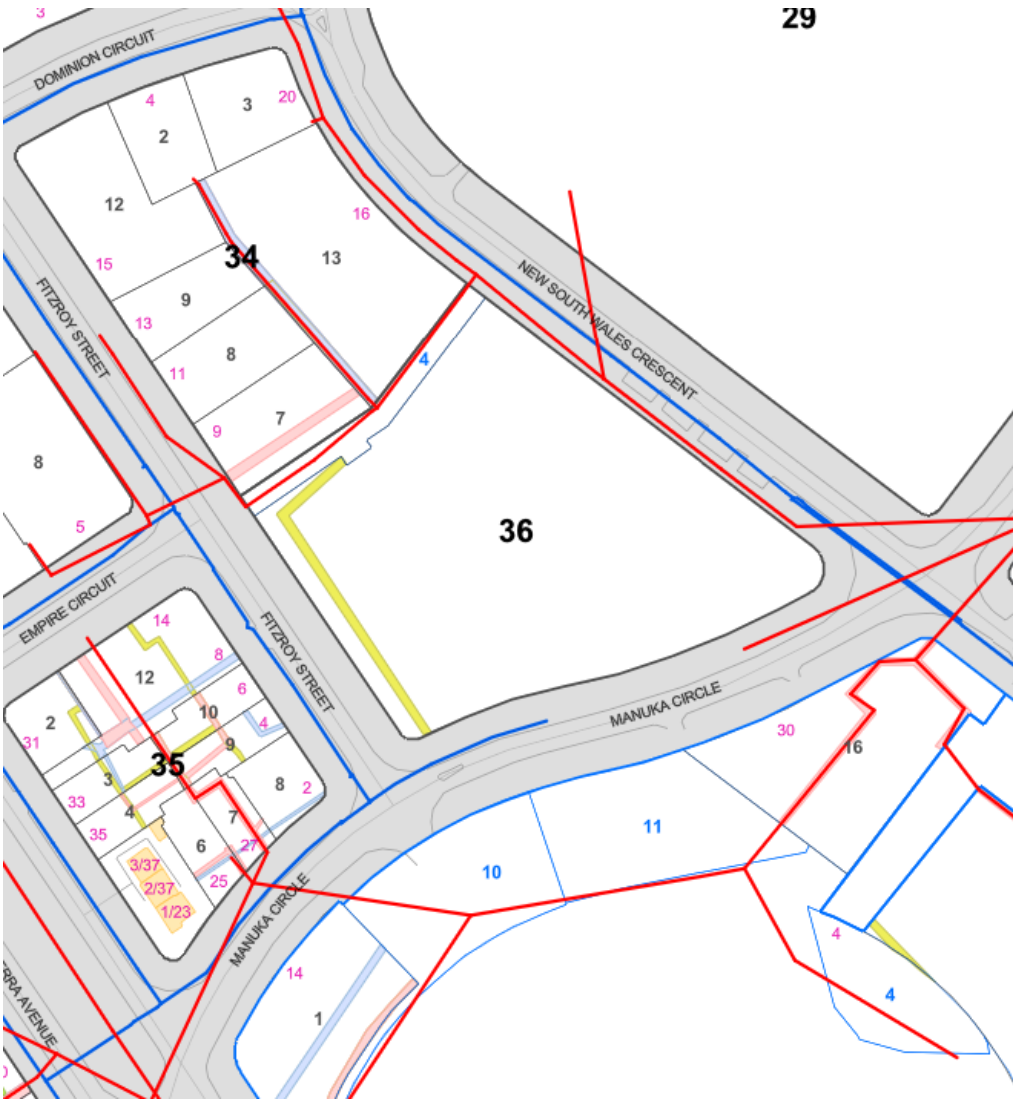
# 2.0 Summary of Proposal

## 2.1 Site Description

### 2.1.1 KEY SITE CHARACTERISTICS

Table 1: Key Site Characteristics

<b>Site Area (m<sup>2</sup>)</b>	Block 5 Section 36 has an area of 14,571 m <sup>2</sup> (1.4571 ha)
<b>Current Use</b>	The site is currently used for outdoor recreation facility in the eastern portion via tennis courts and the western portion as informal playing fields. It is also used intermittently for informal parking in association with occasional events at Manuka Oval.
<b>National Capital Plan</b>	The site is not National Land nor designated land under the National Capital Plan (NCP). Although, the site is noted to be in the vicinity of Canberra Avenue, a Main Avenue in the National Capital Plan it does not front it and there are no Development Control Plans (DCPs) pertaining to the subject site. Thus, the land is not subject to any special provisions of the NCP.
<b>Territory Plan Zoning</b>	The site is zoned PRZ2 – Restricted Access Recreation Zone under the Territory Plan 2023. Refer Figure 2: Territory Plan Land Use Zones
<b>Access</b>	<p>Current formal vehicle access to the site is off Fitzroy Street and Manuka Circle at the westernmost and southernmost corners of the site respectively. The western access is set to remain as the access point in the preliminary design proposals for the site. Street parking is available along both New South Wales Crescent and Fitzroy Street adjacent the site.</p> <p>Pedestrian paths run along the sites northwestern, northeastern and southeastern boundaries, with an additional pedestrian pathway cutting through the middle of the site between the playing fields and tennis courts. The site is enclosed and currently accessed by a number of gates.</p>
<b>Registered trees</b>	The site does not contain any registered trees (ACTmapi, 2025).
<b>Regulated trees</b>	As per the Tree Assessment report from Arcadia, the site contains 33 trees, including some mature, likely regulated, exotic trees situated mostly along its boundaries and most heavily in its western corner. Additionally, there appears to be regulated trees along the verges of New South Wales Crescent, Manuka Circle and Fitzroy Street. There are no native trees on the site.
<b>Topography &amp; Drainage</b>	The site is relatively flat, sloping approximately two metres downwards from its westernmost corner to its east.
<b>Biodiversity</b>	An ecological review of the site indicates the significant ecological features are the mature trees on/adjacent the site.
<b>Heritage</b>	<p>The site contains no known heritage items. There are several sites in the vicinity of the subject site that appear in the ACT Heritage Register. These include:</p> <ul style="list-style-type: none"> <li>• Teloepa Park High School (Block 1 Section 29 Barton)</li> <li>• Teloepa Park (Block 1 Section 30 Barton)</li> </ul>

	<ul style="list-style-type: none"> <li>• Forrest Fire Station Precinct (Blocks 2-10 and 12 Section 35 Forrest)</li> <li>• Manual Oval and Caretakers Cottage (Blocks 2, 4, 6, 10, 11, 14 and 15 and adjacent road verges Section 15 Griffith)</li> </ul>
<b>Bushfire</b>	The site is not listed as being subject to bushfire risk (ACTmapi, 2025).
<b>Flooding</b>	The site is not within a 1 in 100-year flood model event boundary (1% AEP) (ACTmapi, 2025).
<b>Contamination &amp; Hazardous materials</b>	<p>The subject site is not listed on the ACT Register of Contaminated sites.</p> <p>However, Purdon understands the site is considered to potentially contain contaminants such as PFAS and herbicides and pesticides due to its proximity to the former Forrest Fire Station and its management as playing fields respectively. Soil testing is occurring as part of development process to determine whether any contamination has reached the site.</p>
<b>Site Servicing</b>	<p>The site can readily be connected to all services. The existing sewer (red) and water supply (blue) map is provided below.</p> 
<b>Easements</b>	There is an easement for electricity on site (yellow, above)

## 2.1.2 SITE HISTORY

The site was initially marked as a school in the Federal Territory Feature Maps of the early 20<sup>th</sup> century. By Griffins plan in 1918, the existing school had been placed at its current location across Telopea Parkway (now New South Wales Crescent). By 1943 the site was documented as the Tennis Courts, with 1951 aerial imagery showing that the tennis courts were located over the western part of the site, which is currently playing fields. This arrangement remained until 1975, when the tennis courts were moved to their current location, to be replaced by playing fields. These works had completed by 1979, with the site remaining in its current state since then.

Figure 1: Federal Territory Feature Map - shown in context of the site (ACTmapi)



### 2.1.3 CROWN LEASE

The Crown Lease for Block 5 Section 36 Forrest was granted to the Australian Capital Territory (Education and Training Directorate) on the 9<sup>th</sup> of October 2015 and terminates on the 9<sup>th</sup> of October 2114.

The key clauses of the Crown Lease are presented below in Table 2.

Table 2: Crown Lease provisions

Clause	Key Contents
TERM	TO HOLD unto the Lessee for the term of ninety nine <b>years</b> commencing on the ninth day of October Two thousand and fifteen ("the date of the commencement of the lease") <b>to be used by the Lessee for any purpose permitted pursuant to the Territory Plan</b>

The Crown Lease does not permit any additional uses to those currently permitted in the Territory Plan. Therefore, the uses currently allowable at the site by the Crown Lease are those directly outlined in the Parks and Recreation Zones Policy that are shown not to conflict with any other part of the Territory Plan. The Parks and Recreation Zones Policy does not permit educational establishment use in the PRZ2 zone, hence the need for an amendment to the plan to change the zoning of the site to allow for the proposed formal educational establishment use at the site.

## 2.1.4 LOCATION AND CONTEXT

The site is Block 5 Section 36 in the division (suburb) of Forrest, in the Inner South District.

Figure 2: Site context.



Source: ACTmapi, 2024 (Imagery 2023)

Located close to both the Manuka and Kingston Group Centres, Block 36 Section 5 Forrest is situated in a highly active and mixed-use area of the Inner South. As can be seen in Figure 2, the site's position in between the Inner South District's two Group Centres situates it amongst sites like the Telopea Park School, Manuka Oval, the Barton Offices Precinct and Parliament House and the Kingston Foreshore to the northwest and northeast respectively. Rapid transport routes service the site and the proposed future light rail corridor is less than 1 kilometre to the northwest.

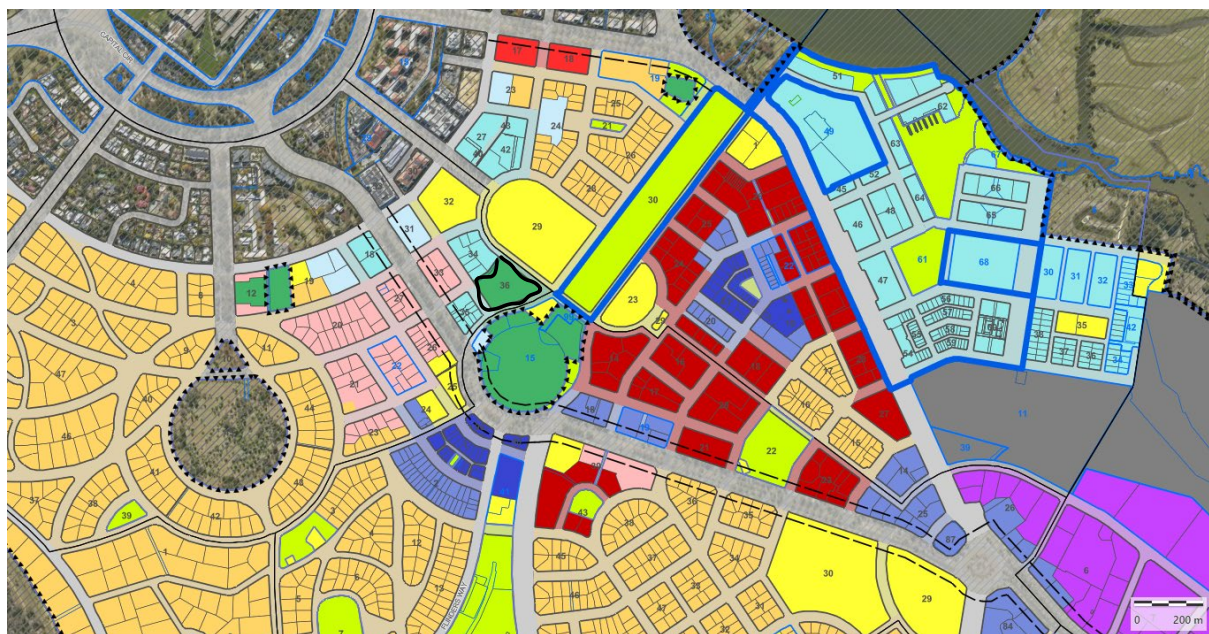
This means the site is in an area that is both more easily accessed by the community, through public transport connections, and more often accessed by the community due to the amenity of the area respectively. Furthermore, this area is well placed to facilitate urban densification, specifically in Kingston, where it is zoned for such (see Figure 3), enhancing the need for a greater capacity at the school and more community facilities, specifically indoor recreation and performing arts facilities that are lacking in the inner south.

## 2.1.5 LAND ZONING CONTEXT

The site is currently zoned PR22 – Restricted Access Recreation Zone. Surrounding land zones include PR21 – Urban Open Spaces (Telopea Park), PR22 – Restricted Access Recreation Zone (Manuka Oval, Pool), CFZ – Community Facility Zone (Telopea Park School, Manuka Arts Centre), CZ6 – Leisure and Accommodation (Former Canberra Services Club), CZ5 – Mixed Use (Sections 34 and 35 along Fitzroy Street) and RZ2 – Suburban Core (The Bentley).

More broadly beyond this, there are a greater range of Commercial zones (CZ1 – Core Zone and CZ2 – Business Zone) in the Manuka and Kingston Group Centres and Residential Zones throughout the area (RZ1 – Suburban Zone and RZ5 – High Density Residential). National Capital Plan Designated Land is also present in the area (Notably Canberra Avenue, parts of Barton, Lake Burley Griffin and Capital Hill.)

Figure 3: Territory Plan Land Use Zones



### Legend

☐ Subject site

#### Territory Plan Land Use Zones

- Commercial - CZ1 - Core
- Commercial - CZ2 - Business
- Commercial - CZ3 - Services
- Commercial - CZ4 - Local Centre
- Commercial - CZ6 - Leisure and Accommodation
- Community Facilities - CFZ
- Non Urban - NUZ3 - Hills Ridges and Buffers
- Residential - RZ1 - Suburban
- Residential - RZ2 - Suburban Core

- Residential - RZ3 - Urban Residential
- Residential - RZ4 - Medium Density Residential
- Residential - RZ5 - High Density Residential
- Transport and Services - TSZ1 - Transport
- Transport and Services - TSZ2 - Services
- Urban Parks and Recreation - PR21 - Urban Open Spaces

#### Territory Plan Overlay Zones

- ◆◆◆◆ Public Land
- FUA -Future Urban Areas
- Types of public land reserves

Source: ACTmap, 2025. Note: Blue outline of Telopea Park does not denote a Future Urban Area. Transparent land is Designated Land

The site's zoning, PR22, promotes the following Policy Outcomes, contained in the Parks and Recreation Zones Policy:

1. Accommodate facilities that will meet the recreational needs and demands of the community and are appropriately located for the potential users of the facility.

2. Provide for a range of sport and recreation facilities and users, whether in public or private ownership that may be commercial in nature.
3. Safeguard the amenity of adjoining development so that it is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy, and outside lighting at night.
4. Promote design and landscaping of development that is compatible with the surrounding landscape.
5. Provide safe pedestrian and cycling access to recreation facilities to promote active living.

Given its location and characteristics, the site responds well to the above Outcomes. It currently accommodates for the recreational uses of the school and local residents, providing grassed open spaces and specialised tennis facilities. Due to the minimal structures on site, it safeguards the amenity of surrounding area.

Importantly, these features of the site also give it potential for re-zoning and re-development that delivers on the not only the outcomes of the Parks and Recreation Zones Policy but the proposed adopted policy, the Community Facilities Zone Policy, allowing the site to serve community and recreational needs at a greater capacity. This is discussed further in sections 3 & 4 of this report, and in the separately submitted Community Needs Assessment report.

Table 3: PRZ2 Permitted Land Uses

Ancillary use	Major road
Aquatic recreation facility	Major service conduits
Carpark	Minor road
Club	Minor use
Communications facility	Motel
Community activity centre	Outdoor recreation facility
Community garden	Parkland
Complementary use	Playing field
Consolidation	Power generation station
Demolition	Public agency
Distribution reservoir	Sign
Guest house	Subdivision
Hotel	Temporary use
Indoor recreation facility	Treatment plant
Major electricity storage facility	Urban lake, pond and/or retardation basin
Major electricity sub-station	Utility hydrogen production facility
Major gross pollutant trap	Varying a lease where not prohibited.
Major pump station	Water storage dam

As can be seen in Table 3 the PRZ2 zone allows a broad range of community and utility uses, including the current uses of outdoor recreation facility (tennis courts) and playing field. Crucially, the zone does not permit educational establishment, hence the desired plan amendment.

## 2.1.6 CENTRES

The site's location is adjacent the Manuka and Kingston Group Centres.

Whilst the Inner South does not have a town centre, together these centres form the main activity area for the district, containing a significant portion of the district's retail, entertainment, community facilities and employment locations.

The site is surrounded by several key centres and activity nodes within the Inner South District including:

- Manuka Oval,
- The Barton Offices Precinct,
- Parliament House, and
- The Kingston Foreshore

Figure 4: Map identifying the site's position relative to surrounding precincts and centres.



Source: ACT Government, 2024

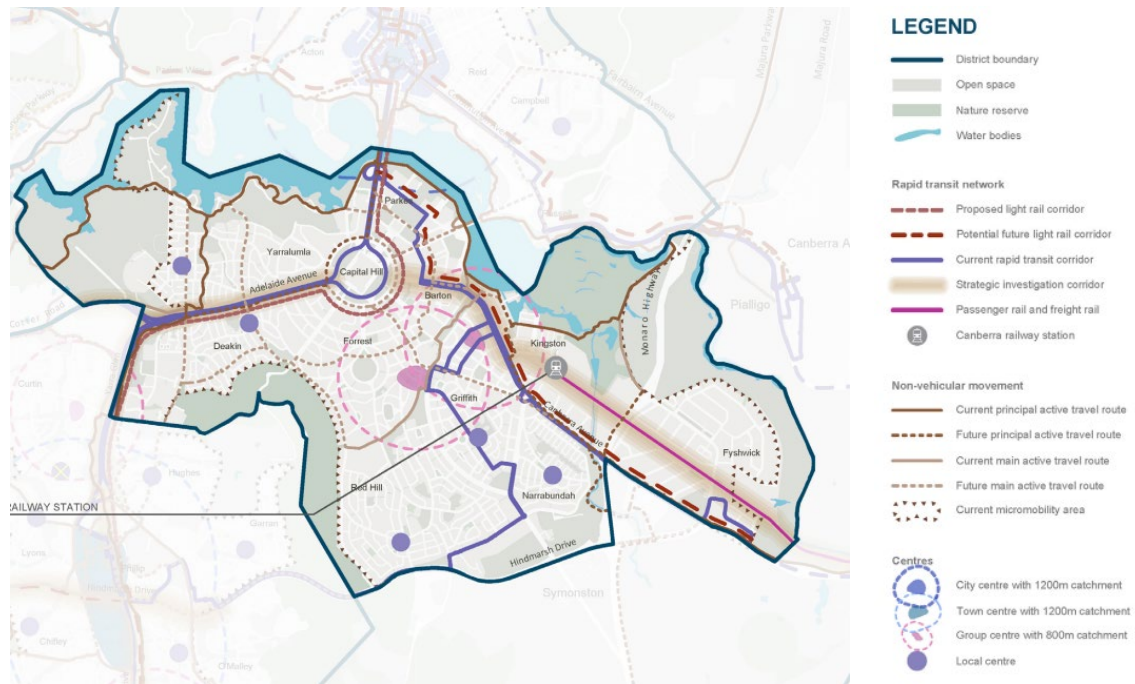
## 2.1.7 TRANSPORT AND ACTIVE TRAVEL

In addition to being within walking distance of a broad array of shops, services, community facilities and amenities in connection with the site's proximity to the Group Centres and other hubs as set out above, the site is also well-connected to transport and active travel routes. This is considered relevant as the site's priority enrolment area is largely within a 10-minute walking/cycling catchment from the site.

It is well connected with Rapid bus routes accessible from site, connecting to the city from Capital Hill (R4, R5, R7, R10) and at Manuka (R6) and Kingston (R2) with major hubs such as Woden (R6) and Fyshwick (R2). The potential future Stage 2B of Canberra's Light Rail may feature a stop within a 10-minute walk from site further connecting it to Woden and the City.

The district strategy also indicates both the potential light rail alignments around Capital Hill (Stage 2B) and the potential future alignment, through Kingston to Fyshwick. The site is well-placed to take advantage of such heightened connectivity and frequency of future light rail, allowing a broader community area to connect to its facilities.

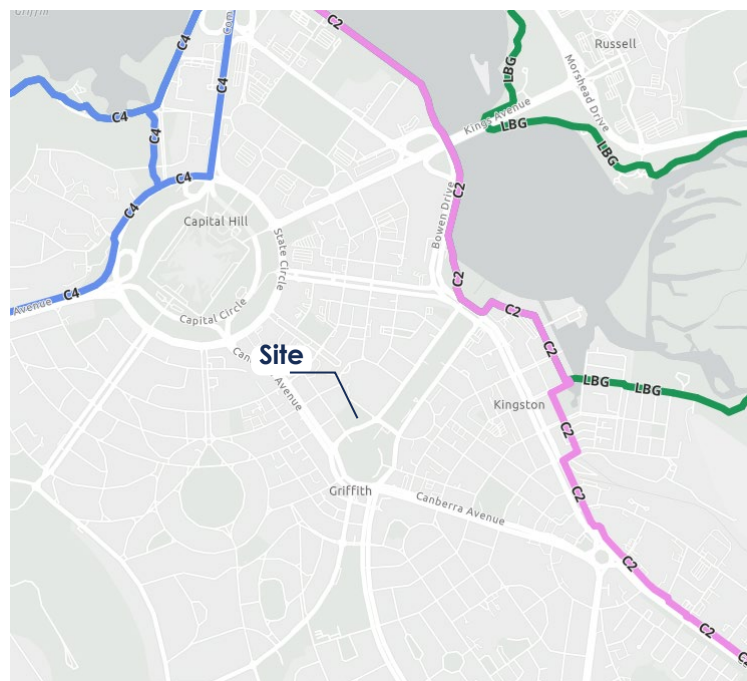
Figure 5: Map identifying current and future public transport and active travel networks.



Source: ACT Government, 2023

The nearest of Canberra’s Principal cycle routes, to the site are the C4 City-Tuggeranong Via Woden and C2 City-Queanbeyan routes running a fair distance northwest and northeast of the site respectively, providing continuous shared/dedicated cycle path to key employment locations (Figure 6). The C2 route provides an approximate 20-minute commute to the City Centre from the site. Other cycle routes accessible near the site provide for recreation, like the Lake Burley Griffin Circuit. The LBG and C2 routes are connected to the site via the local streets and the local existing route through Telopea Park.

Figure 6: Cycle routes near the site C3a, C7 and C5.



Source: ACT Government Active Travel Planning Tool, 2025.

A vast network of pedestrian pathways and local routes further connect the surrounding area to the site with large parts of Kingston, Griffith, Barton and Forrest only a 10-minute walk from the site.

### 2.1.8 RECREATION AND OPEN SPACE

Within the Inner South there is excellent access to open space and recreational opportunities beyond those offered at the site. The site is situated adjacent to Telopea Park, with Collins Park, Bowen Park, Captain Cook Park and Lake Burley Griffin and the wider Central National Area all within one kilometre of the site. Additional playing fields are also available within one kilometre at Kingston Oval and the Griffith playing fields. Additional tennis courts within one kilometre include the Forrest Tennis Club (Dominion Circuit), the Barton Tennis Club and the Manuka Tennis Club. One of Canberra’s premier sporting sites, Manuka Oval as well as the Manuka Pool are across the road from the site. However, there is a lack of indoor recreational sites in the surrounding area, with the indoor recreational sites in the area comprising mostly private gyms.

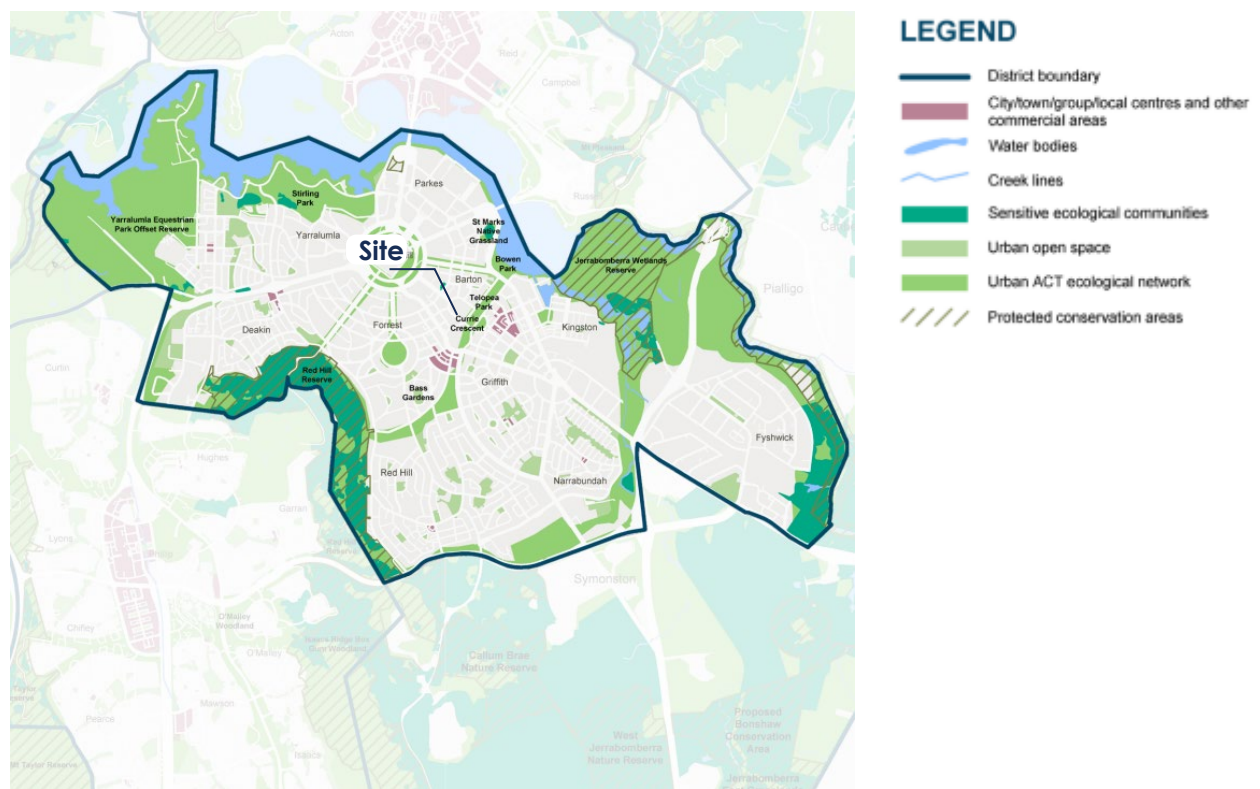
In Figure 7, below – Top left: Telopea Park. Top right: Manuka Oval. Bottom: Bowen Park, part of the Lake Burley Griffin foreshore.

Figure 7: Open spaces the Inner South



Source: Top left: ACT Government. Top right: Visit Canberra. Bottom: ACT Government.

Figure 8: Map identifying the blue-green network spaces surrounding the site.



Source: ACT Government, 2023

### 2.1.9 SOCIO-ECONOMIC CONTEXT

In the 2023 District Strategies, *Inclusive centres and communities*, is listed as one of the 5 big drivers that shape planning policy and direction across Canberra. The direction for achieving this driver in the Inner South is to *Deliver new community infrastructure to meet district demand for facilities*. Whilst the Inner South is considered to have a suitable range of community facilities, the Inner South Strategy maintains these are constrained by accessibility, fit-for-purpose status and land availability. As identified throughout this report, this is paired with a lack of indoor recreational community facilities. By allowing a zoning change, a mixed school and indoor recreational/performing arts space can be developed on the site.

## 2.2 Outline of the proposal

The Major Plan Amendment (MPA) is proposed to allow for a development that can facilitate educational establishment uses over the subject site. The amendment proposed is accordingly:

- To change the Territory Plan Map to re-zone Block 5 Section 36 Forrest from *PRZ2 – Restricted Access Recreation Zone* to *CFZ – Community Facilities*.

No other changes are proposed.

The educational establishment use will allow for the expansion of the Telopea Park School, which will enable better facilities to be provided both to students and the wider community (outside school hours, in accordance with the Education Directorate’s *Community Use of School Facilities Policy*). A Needs Assessment and Biodiversity Assessment have been prepared to support the MPA and ensure that future development aligns with community needs and planning objectives. This is explored further in Part 3 and 4 of this report.

## 2.3 Consultation

A targeted inform program was undertaken over a three-week period prior to lodgement of the Major Plan Amendment application to ensure key stakeholders and the surrounding community were aware of the proposal and understood its purpose, planning context and next steps.

Engagement focused on transparent communication of the planning process, and the rationale for the proposed school expansion. Activities included development of a dedicated Built for CBR project webpage featuring key messages, FAQs and project timelines; distribution of a community information flyer to over 900 nearby households; and direct email communication with key resident associations, community groups and the broader school community, supplemented by content for school newsletters.

A community-friendly FAQ document was prepared to provide clear explanations of planning and tenure matters. A stakeholder drop-in information session was hosted at the school, offering an opportunity for attendees to view plans and speak with the project team in an informal setting.

Stakeholder mapping ensured engagement reached nearby residents, businesses, community organisations and current site users. An Engagement Outcomes Report will accompany the MPA, summarising all inform-phase activities and outlining the key themes raised during this preliminary stage.

## 3.0 Reasons for the Proposal

### 3.1 Need For Amendment

The site, as outlined in Section 2.1, has great potential to provide a new development to be used by the Telopea Park School that provides for an increase in student capacity at the school, better serving the Inner South as the principal secondary school for part of Deakin and all of Capital Hill, Forrest, Red Hill, Griffith, Narrabundah, Fyshwick, Symonston, Beard and Oaks Estate. The site also then has potential to help deliver educational and indoor recreational/performing arts facilities and more student placements, which can facilitate future urban population growth in the wider Inner South District.

As outlined in the previous section, the site is currently partly open space and tennis courts (which are proposed to be retained as part of an MPA). Continued use of the site as playing fields is considered no longer necessary, given the amount of playing fields and other parkland/open space available in the district. In contrast, there are only two public secondary schools in the Inner South, and indoor recreation and performing arts spaces are limited. By changing the zoning, the school can expand, thus providing better facilities (including indoor recreation and performing arts facilities) for all to use (outside school hours, in accordance with the *Education Directorate's Community Use of School Facilities Policy*).

The needs assessment report, submitted separately, further addresses the need for the change in zoning and how this proposal can provide for the current and future needs of the area and the ACT.

## 3.2 Benefits of Proposal

The potential benefits of the MPA proposal are wide-reaching and impactful to both the local community context (Forrest and Barton) and the wider community (the Inner South). The benefits span a range of categories. See below categorical analysis of the potential benefits of the proposed amendment and how the benefits can be encouraged through the details of the proposed planning changes.

### 3.2.1 LAND USES AND DIVERSITY

A change to the CFZ – Community Facilities Zone provides for a more usable site, allowing the educational establishment use without removing the site’s functionality for community facilities. Rezoning the site will allow for the expansion of the school without threatening the greater Parks and Recreation sites in the vicinity such as Telopea Park (PRZ1) and Manuka Oval and Pool (PRZ2) as it is considered introducing a CFZ zoned site can incorporate both school and recreation and performing arts facilities, which will provide for a compatible arrangement of land uses.

The CFZ zoning of the land will allow for upgrades to the school facilities that allow an increased capacity and student experience to serve the Inner South as the principle secondary school.

The current PRZ2 zoning limits uses to those serving public recreation such as:

- Indoor recreation facility
- Outdoor recreation facility
- Parkland

The CFZ zoning provides for these uses as well as a range of uses that could provide for the recreation and community needs of both the school and wider area such as:

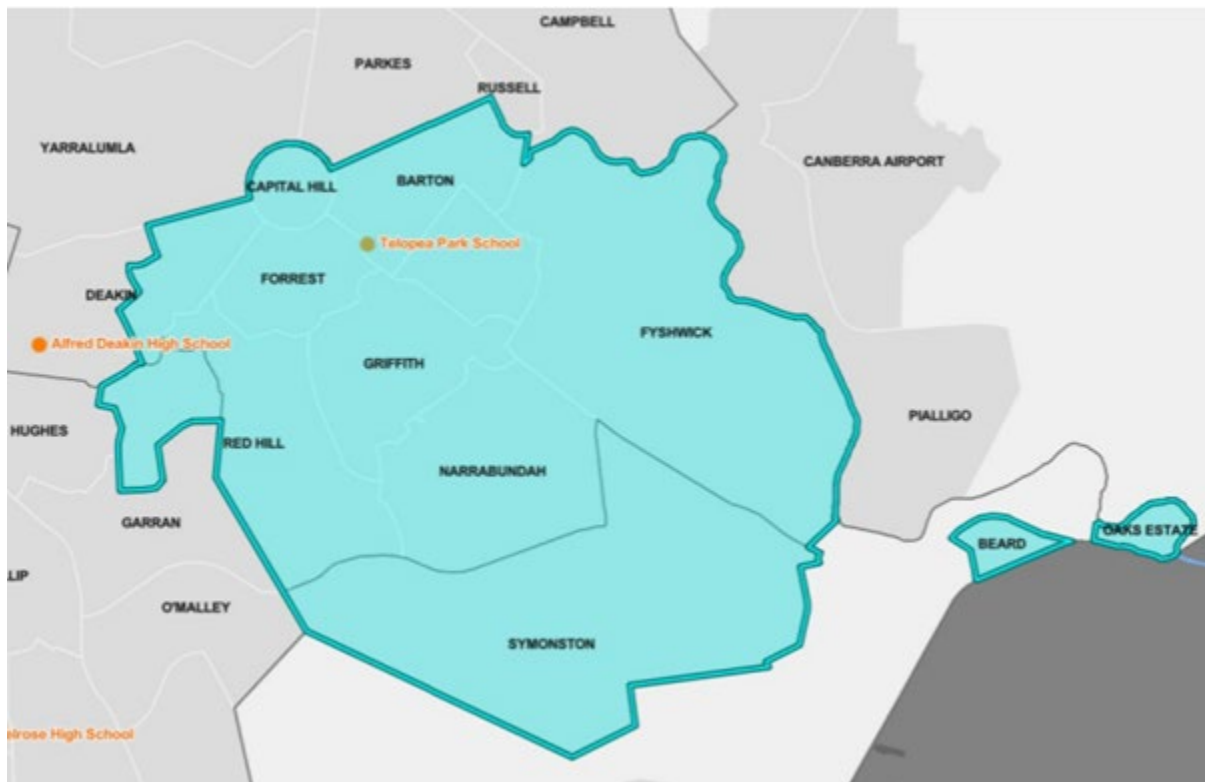
- Cultural facility
- Early childhood education and care
- Educational establishment
- Public agency

Ultimately, the changing of the zone from PRZ2 to CFZ would allow the diversification of permissible uses without significantly altering the purpose of the site - to serve the recreational needs of the area. The quality of this outcome is enhanced by the retention of tennis courts and the ancillary indoor recreation / performing arts use proposed in the school’s indicative development proposal. This co-location of facilities is guaranteed through the Education Directorate’s *Community Use of School Facilities Policy*.

### 3.2.2 TELOPEA PARK SCHOOL EXPANSION

Telopea Park School is the only secondary school serving the suburbs of Forrest, Red Hill, Griffith, Kingston, Symonston, Fyshwick, Narrabundah, Beard, Oaks Estate and part of Deakin, which collectively comprise the vast majority of the Inner South District. The catchment area of the Telopea Park School is captured below. The school is currently in need of expansion with limited room for development on the present site.

Figure 9: Telopea Park School Catchment Zone



It is, therefore, vital that Telopea Park School can continue to keep up with the demand of the district as it continues to grow or otherwise risk failing to serve the student cohort of the district, forcing students to go out of zone for education. This is considered to be a positive outcome for the secondary school-aged population of the area and, by extension, the wider Inner South Community. This is explored further in the separately submitted Needs Assessment Report.

### 3.2.3 DELIVERY OF CRUCIAL CFZ LAND

The rezoning of the site to Community Facilities Zone is also set to allow for the delivery of crucial community zoned land without ultimately sacrificing a current PRZ2 use (outdoor recreation facility) which is currently in operation at the tennis courts. While various community zoned sites exist in the area, only one site, the Wesley Uniting Church offers an indoor hall in the form that is proposed to be built on the amended Telopea Park School site. The site's location in between two major group centres makes it a prime location for community activation in line with the established district and wider territory planning direction. This shortfall of such community facilities is typified by proposals such as the amendment for the Inner South Health Centre, which similarly seeks to rezone PRZ1 and PRZ2 land in Griffith to CFZ land. Just as there is a shortfall of community facilities, there is an abundance of PRZ facilities as discussed already throughout this report.

Additionally, it is noted the Inner South District Strategy specifically that: *Limited land availability presents a constraint to provide new facilities in the district. Multi-use approaches and on-site expansions are alternative options as required.* The reasons why this proposal complies with the relevant planning policies are detailed in the following section.

### 3.3 ACT Planning Context

In line with section 58 (2) of the *Planning Act 2023*, in deciding whether to accept a proponent-initiated amendment application, the Territory Planning Authority (TPA) must have regard to:

- (a) the planning strategy;
- (b) any relevant district strategy;
- (c) any current or proposed amendments of, or of policies in, the territory plan;
- (d) the statement of planning priorities;
- (e) anything else the authority considers relevant to the amendment.

The table below outlines the strategies, policies, and documents of relevance to assessment of the proposal having regard to the above requirements.

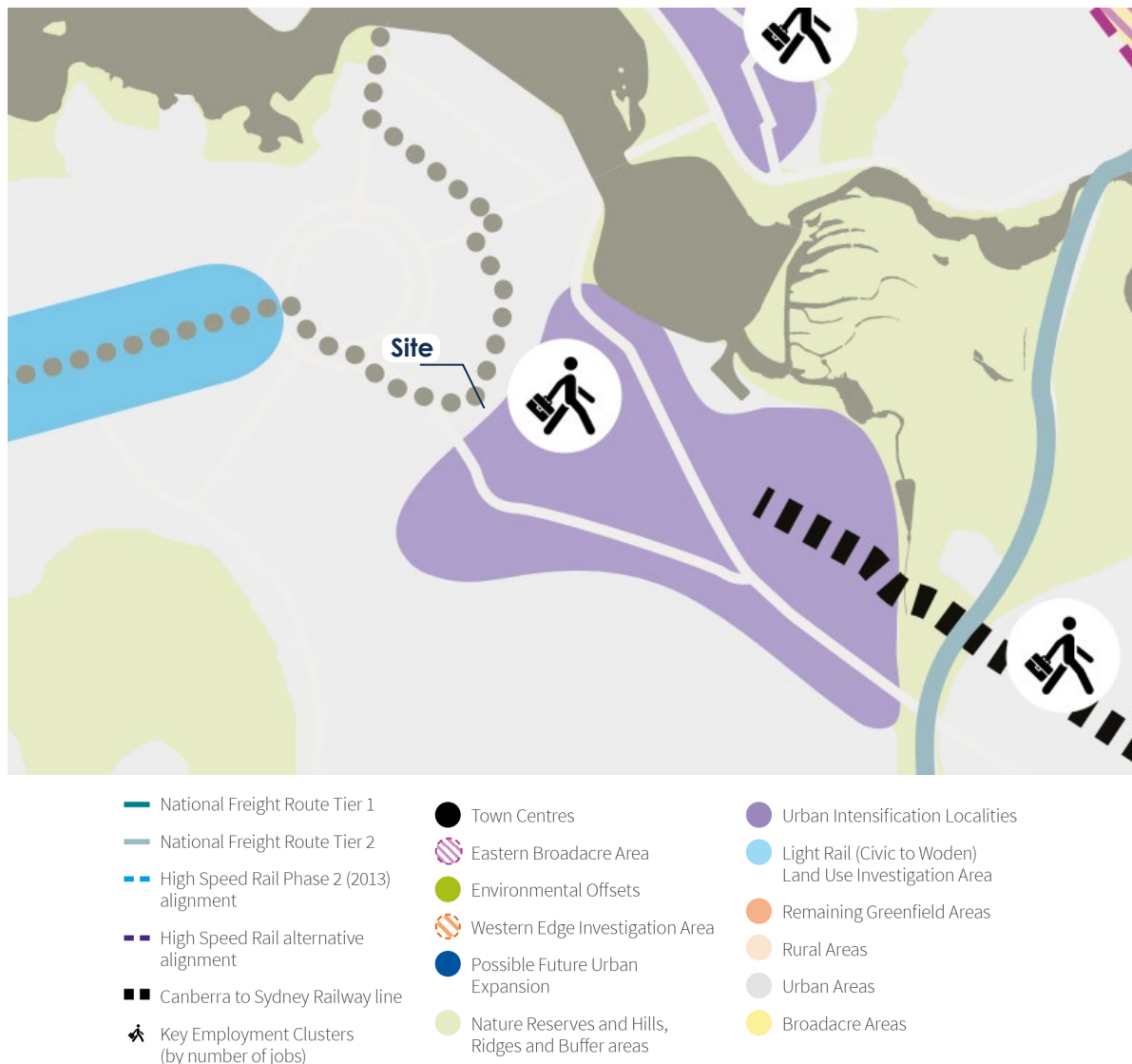
Table 4: Snapshot of relevant statutory and strategic policy context	
Act, s58 document	Description
(a) the planning strategy;	ACT Planning Strategy 2018
(b) any relevant district strategy;	Inner South District Strategy 2023
(c) any current or proposed amendments of, or of policies in, the territory plan;	<p>Inner South District Policy</p> <p>Parks and Recreation Zones Policy</p> <p>Community Facilities Zone Policy</p> <p>We are aware of the current Draft Plan Amendment – Inner South Health Centre pertaining to PRZ1 and PRZ2 zoned land at Blocks 33 and 39 Section 78 in Griffith.</p> <p>At the time of writing, the current version of the Territory Plan is R33 (21 November 2025).</p>
(d) the statement of planning priorities;	Statement of Planning Priorities 2025-28
(e) anything else the authority considers relevant to the amendment.	Addressed elsewhere in this submission.

### 3.3.1 ACT PLANNING STRATEGY 2018

The ACT Planning Strategy 2018 was released on 5 December 2018 and is a refresh of the 2012 Strategy. The Strategy reflects and integrates the vision and directions of the community and other ACT Government strategies, particularly housing, transport, and climate change. The vision of the strategy is to be a sustainable, competitive, and equitable city that respects Canberra as a city in the landscape and the national capital, while being responsive to the future and resilient to change.

The subject site is on the edge of an area identified in the Planning Strategy as ‘Urban Intensification Localities’ and a ‘Key Employment Cluster’ (refer Figure 29 below).

Figure 10: Excerpt from the Policy Plan showing the site in context.



Source: ACT Planning Strategy 2018, Policy Plan.

The proposed MPA site will allow for broader uses and the provision of more community facilities associated with the intensification of the urban area adjacent the site.

The Strategy has five related themes:

- **Compact and efficient**
- **Diverse**
- **Sustainable and Resilient**
- **Liveable**
- **Accessible**

A response to each of these themes supporting the proposed change in zone is provided below:

Intent	Response
<b>COMPACT AND EFFICIENT CITY</b>	
<p>The intent of this theme is to look at how the city can better use existing land to provide for urban intensification and avoid depleting the Territory’s remaining greenfield areas, providing more efficient and denser housing options closer to centres and transport corridors.</p>	<p>The proposed rezoning of the site is set to help in delivering this by allowing a vital community service, the principle secondary school of the Inner South to provide for more students, supporting the population increase that may stem from urban intensification.</p> <p>Notably, this expansion would then allow for greater community access to more diverse recreational and performing arts spaces through new facilities at the larger school.</p>
<b>DIVERSE CANBERRA</b>	
<p>The intent of this theme is to provide for inclusive communities that are supported by a diverse range of services, amenities and employment and other opportunities.</p>	<p>The rezoning of the site will allow for a greater range of community uses that will help support the local community, guaranteed by the Education Directorate’s <i>Community Use of School Facilities Policy</i>.</p>
<b>SUSTAINABLE AND RESILIENT TERRITORY</b>	
<p>The intent of this theme is to integrate planning with environmental and sustainability considerations to promote a city that is in harmony with its environment and resilient to climate change and natural hazards.</p>	<p>The provision of additional school and community facilities will serve a denser Inner South area promoting the city’s compactness, reducing the negative environmental effects of urban sprawl. Although PRZ2 land is proposed to be rezoned, some uses that are allowable in PRZ2 will remain. The size of the school site will necessitate the need to address the Biodiversity Sensitive Urban Design Guide, improving the ecological sustainability of the site and increasing the resilience of the site for a changing climate.</p>
<b>LIVEABLE CANBERRA</b>	
<p>The intent of this theme is to create an urban design and living environment that provides social infrastructure and quality public space that promote amenity, community and vibrancy.</p>	<p>The changing of the zone to CFZ allows the provision of crucial social infrastructure (the enhancing of school services) to meet the needs of the community. It allows for the expansion of the educational establishment use in the area, ensuring increased access to education for the residents of the Inner South. This combined with increased diversity of</p>

indoor community facilities access will mean the inner south is even more liveable than it is currently.

### ACCESSIBLE CANBERRA

The intent of this theme is to improve connectivity and accessibility across Canberra by integrating transport and land use. The design of safe and sustainable, people friendly transport corridors and streets that connect neighbourhoods and centres is paramount to this theme.

The site is located between both the Manuka and Kingston Group Centres and as such is well connected to both centres in addition to its connections to rapid transit options (as detailed in Section 2.1 of the report). Furthermore, the site is located within 500 metres to a kilometre of proposed future light rail routes, making it greatly accessible to the community and a prime site for the location of community facilities.

### 3.3.2 INNER SOUTH DISTRICT STRATEGY 2023

The introduction of planning reforms in the ACT in 2023 saw the development of district strategies for each of the nine districts across Canberra. The strategies seek to outline the long-term vision, direction and planning priorities of each district. Moreover, the strategies present potential future designs on housing, employment, infrastructure, the environment and community facilities.

Figure 11: Inner South District Context

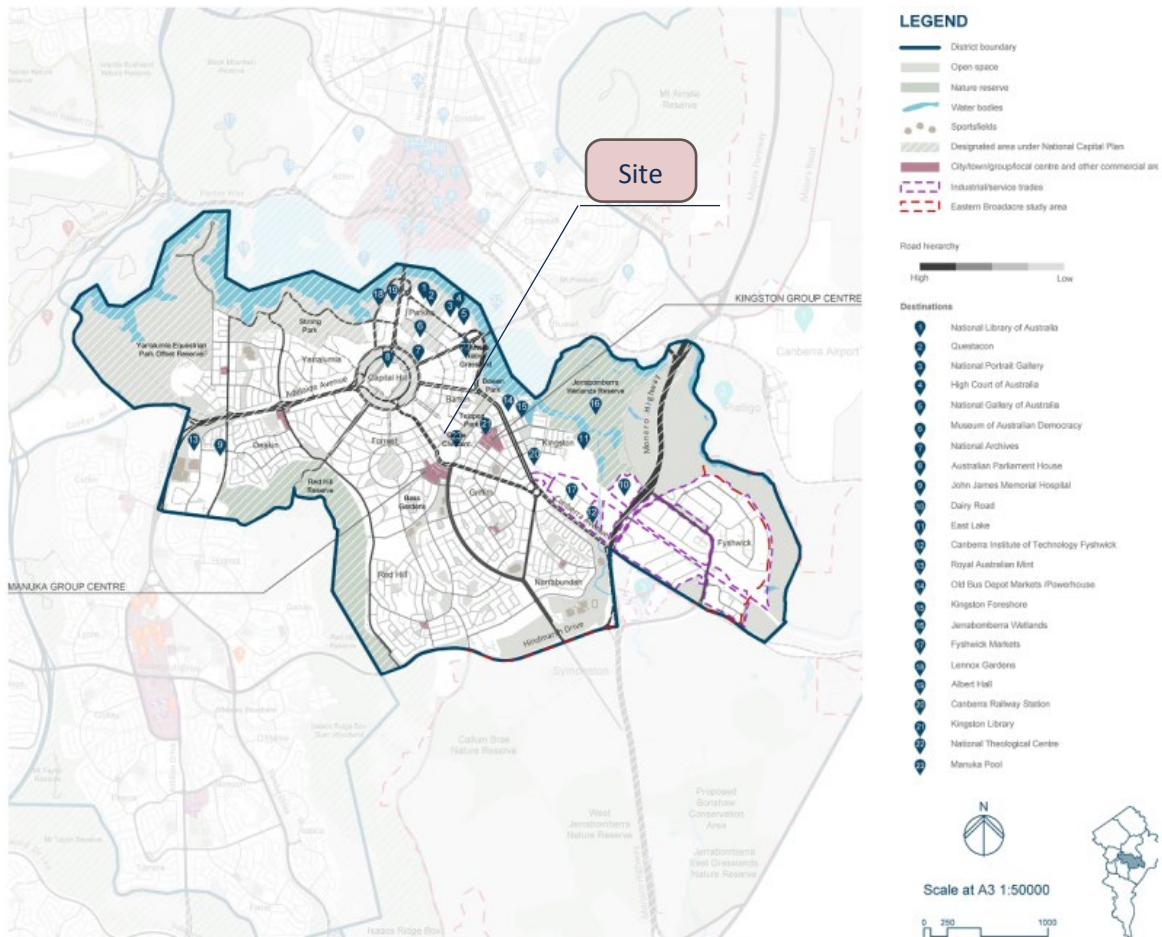


Figure 2: Inner South District context

Source: Inner South District Strategy 2023

The Inner South District Strategy outlines a 2050 vision in which the Inner South evolves into a more vibrant, connected, and sustainable urban district that balances residential growth with enhanced access to open space, education, employment, and cultural life.

The proposed amendment aligns with this vision, as it aims to advance the long-term aspiration for the Inner South to be a thriving, diverse district centred around its group and local centres, open spaces, and character-rich and lively urban areas. By facilitating a broader range of community uses and enabling an increase of placements for the district's principle secondary school, the proposal supports outcomes such as the improvement of centres, the increase in community facilities and, consequently, medium and high-density in the urban area. The proposed amendment facilitates the delivery of a greater mixed-use area within 800 metres of the district's two group centres, also leveraging its proximity to major current and future public transport infrastructure to serve the wider Inner South District.

## 5 Big Drivers

The five big drivers—**Blue-Green Network**, **Economic Access and Opportunity**, **Strategic Movement**, **Inclusive Centres and Communities**, and **Sustainable Neighbourhoods**—form the foundation of the ACT District Strategies and were developed to translate the ACT Planning Strategy's city-wide vision into practical, place-based planning objectives. Each driver responds to Canberra's unique challenges and opportunities, such as climate resilience, housing affordability, equitable access to jobs and services, and the need for compact, sustainable urban growth. Together, they provide a holistic framework for guiding development that balances environmental protection, economic vitality, social inclusion, and infrastructure delivery. The following responses demonstrate how the proposed amendment aligns with each of these drivers in the context of the Inner South District Strategy.

### Blue-green network

The proposal does not actively affect the Inner South's blue-green network as it runs from Lake Burley Griffin along the other side of Manuka Oval and beyond to Manuka Shops. These areas are identified in the strategy as key ecological and recreational corridors. Ultimately, the proposal is not considered to adversely impact water-sensitive urban design (WSUD) and biodiversity-sensitive urban design (BSUD), as evidenced by the Biodiversity Assessment Report as the MPA site is covered by mostly exotic grasses, and exotic trees on site and in the verge. The DA will need to address the BSUD guide and ultimately protect any valuable vegetation as part of the later development process.

Figure 12: Inner South – Blue-green network



Source: Inner South District Strategy 2023

## Economic access and opportunity across the city

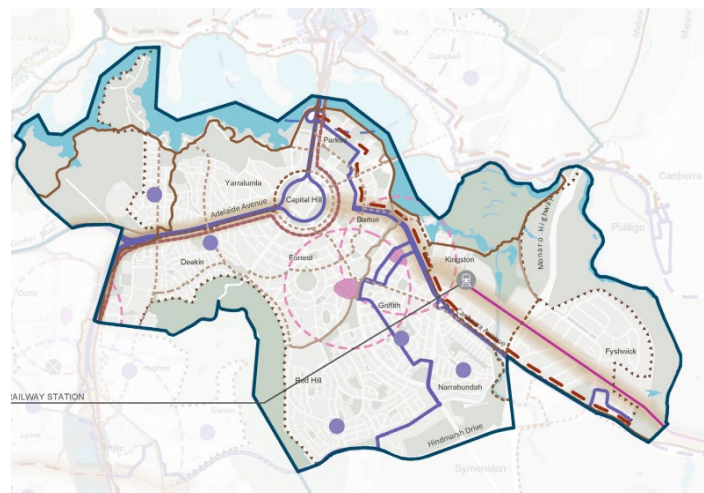
The proposal strengthens Inner South’s economic role by increasing visitors to its core, between the Kingston and Manuka Group Centres. While the increase in students and jobs is somewhat minimal, the additional students (and their families), employees and any community groups using the proposed facility travelling through the area is only expected to improve economic outcomes for the two group centres. Furthermore, the increase in education and community facilities will allow and promote population increases in the area that will increase local economic activity. In all, this supports the strategy’s vision for a denser area that celebrates the district’s historical character and central position. The amendment also contributes to the vibrancy of the district’s central area, reinforcing its role as a community, commercial, employment and residential hub.

The co-location of uses proposed by the MPA application will directly deliver on the strategy’s statement - *Limited land availability presents a constraint to provide new facilities in the district. Multi-use approaches and on-site expansions are alternative options as required.*

## Strategic movement to support city growth

The site’s location along existing Rapid bus routes and the future light rail corridor from the City Centre to Woden supports the strategy’s emphasis on transit-oriented development. The proposal contributes to improved accessibility to community facilities and services, particularly for residents in areas of the Inner South with lower access to such community outcomes. It aligns with strategic initiatives to enhance active travel infrastructure. These improvements support the district’s goal of reducing car dependence and increasing uptake of public and active transport and make the site a prime location for higher intensity use due to its accessibility.

Figure 13: Inner South – Strategic movement to support city growth



Source: Inner South District Strategy 2023

## Inclusive centres and communities

The proposal contributes to the revitalisation of the Inner South’s central area (between the Manuka and Kingston Group Centres) by providing greater community facilities and improved public realm outcomes. This supports the strategy’s objective to activate centres and ensure they remain viable community hubs. The amendment aligns with initiatives to improve the role of group and local centres. By increasing community infrastructure, the proposal helps create inclusive, accessible and well serviced neighbourhoods. It supports the delivery of new community facilities in infill areas, consistent with the strategy’s emphasis on co-located and well-connected social infrastructure.

## Sustainable neighbourhoods

This driver relates more closely to the delivery of the ACT’s housing targets. Therefore, while the development of a community facility for the Inner South is not directly related to this driver, the provision of greater community facilities and increased student capacity of a public school within walking distances to denser communities, will assist in promoting a more sustainable neighbourhood.

### 3.3.3 TERRITORY PLAN 2023

Key parameters under the Territory Plan are summarised in Table 5 below, along with sources of relevant development outcomes for assessment of the proposal.

Table 5: Territory Plan parameters		
Territory Plan	Proposed Zone	Community Facilities Zone
	District	Inner South District
	Overlays:	Nil
Relevant Documents	District Policy	Inner South District Policy
	Zone Policy	Community Facilities Zone Policy
	Other Policy	Nil
	Technical Specifications	Planning (Community Facilities Zone) Technical Specifications 2024 (No 2) Planning (Inner South District) Technical Specifications 2024 (No 3)
	Design Guides	Nil

While the relevant technical specifications are noted in Table 5, they are not statutory documents and are therefore not directly addressed in full as part of this section.

## Principles of Good Planning

Section 10 of the *Planning Act 2023* defines principles of good planning, which are also reproduced at Part C.2 of the Territory Plan. The proposal is consistent with the principles as set out in the table below.

Relevant Principle	Response
<b>2.1 Activation and liveability principles means the following:</b>	
(a) Planning and design should support diverse economic and social activities, including through promoting different but compatible uses for buildings and other areas.	(a) By rezoning the site to CFZ Community Facilities Zone, the proposal allows for both the educational establishment and ancillary indoor recreation facility /performing arts uses, in addition to the existing outdoor recreation facility use that already exists. In conjunction with surrounding CFZ and PRZ uses, this proposal will promote a precinct fostering diverse social activities.
(b) Urban areas should include a range of high-quality housing options with an emphasis on living affordability.	

(c) Urban areas should be designed to promote active travel and convenient and efficient use of public transport.

(d) Districts should be planned, designed, and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.

(e) Policies should support and enhance the quality of life and wellbeing of residents.

(b) The zoning is not proposed to provide housing options for the area.

(c) The site's proximity to Rapid bus routes, the future light rail corridor, and existing active travel infrastructure (as detailed previously in this report) ensures strong alignment with principles of sustainable mobility and reduced car dependence. Additional school capacity in an area that is experiencing growth in housing density also promotes active travel to site.

(d) The rezoning of the land from PR22 to CFZ is not anticipated to impede active and healthy lifestyles as there is ample PR21 and PR22 land in the vicinity and the outdoor recreation facility use (tennis courts) is to be retained. The expansion of the school will allow for ancillary uses of indoor facilities to the public that are not currently available. This will support active and healthy lifestyles, and a diverse range of cultural and social activities.

(e) Overall, the proposal advances policies that improve quality of life for Inner South residents by promoting a diverse and well-connected urban environment that provides for the community's education, recreation and cultural needs.

## 2.2 Cultural heritage conservation principles means the following:

(a) Planning and design should promote the unique cultural heritage of the ACT by acknowledging established heritage significance in design and placemaking.

(b) Development should:

(i) respect local heritage; and

(ii) avoid direct impacts on heritage or, if a direct impact is unavoidable, ensure the impact is justifiable and proportionate.

The site is not listed as being of heritage significance, however, future development is likely to respect heritage value in the below adjoining sites, given the ability of the site to accommodate suitable setbacks and scale. The nearby heritage sites include:

- Telopea Park High School
- Telopea Park
- Forrest Fire Station Precinct
- Manual Oval and Caretakers Cottage

## 2.3 High-quality design principles means the following:

(a) Development should be focussed on people and designed to:

(i) reflect local setting and context; and

(ii) have a distinctive identity that responds to the existing character of its locality; and

(iii) effectively integrate built form, infrastructure, and public spaces; and

(iv) provide appropriate solar access;

The design of the site will address this through the DA process.

Additionally, the site's location and proposed integration with pedestrian and cycle networks, including a proposed pedestrian crossing, as well as public transport infrastructure, ensure that future development will be well connected and designed to support safe and efficient movement throughout the precinct.

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(b) Public spaces should be designed to be used, appropriately landscaped and vegetated, and should be designed to contribute to the urban forest.

(c) Built form and public spaces should be designed to be inclusive and accessible to people with differing needs and capabilities, including through the serious consideration of universal design practices.

(d) Developments should be planned and designed to be well connected and integrated with surrounding development in ways that facilitate the safe, secure, and effective movement of people within and through them.

#### 2.4 Housing affordability principles means the following:

(a) planning strategies, plans and policies should support the delivery of reforms that improve housing access, affordability, and choice;

(b) planning strategies, plans and policies should support more housing options for people who have a low income;

(c) planning strategies, plans and policies should ensure affordable housing is close to essential services, amenities, and affordable transport options, including public and active transport.

The proposal does not include any housing developments. However, the increased capacity at the district's main secondary school should, in theory allow for an increase in population and densification, without the need to maintain private vehicle costs.

#### 2.5 Integrated delivery principles means the following:

(a) Policies relating to planning, including those arising outside the planning system, should be coordinated to efficiently and effectively achieve planning outcomes.

(b) Planning, design, and development should promote integrated transport connections and equitable access to services and amenities.

(c) Infrastructure, public spaces, and facilities should be planned to meet future needs and designed to be integrated with related development.

(d) Built form should be durable, designed to be adaptive (including in relation to the reuse of buildings or parts of buildings) and compatible with surrounding public spaces.

(a) The proposed amendment supports the aspirations of the ACT to share school facilities and community access to these facilities, notably through the Education Directorate's *Community Use of School Facilities Policy*.

(b) As detailed earlier in this report, the site is located at the intersection of major public transport routes, future light rail, and active travel networks, enabling equitable access to education and community facilities and supporting integrated transport connections.

(c) The proposal anticipates future growth, with the CFZ zoning allowing for an expansion of the Telopea Park School to serve increases to population in the Inner South.

(d) Built form will be addressed as part of the DA process.

#### 2.6 Investment facilitation principles means the following:

(a) Planning and design should be undertaken with a view to strengthening the economic prosperity of the Territory and contributing to

(a) The inclusion of a higher-capacity secondary school will facilitate a higher educated population allowing for residents to remain in

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diversification of the economy, economic security, and growth.

(b) Planning outcomes should be achieved by facilitating coordinated approaches that promote public and private investment towards common goals.

Canberra and contribute to the existing strong industries in Canberra, which rely on well-educated citizens.

(b) The additional facilities enabled by the proposal, will allow for increased community activity, which can in-turn provide for increased private investment.

### 2.7 Long-term focus principles means the following:

(a) Policy frameworks should be based around long-term priorities, be ecologically sound and seek to promote equity between present and future generations.

(b) Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking, and evaluation programs.

(a) The proposed amendment aligns with long-term planning priorities by promoting development within the existing urban footprint and supporting efficient use of existing infrastructure. By unlocking a vital community use on well-located land, the proposal helps to supply the required community facilities within the existing urban footprint reducing any pressure on greenfield expansion and improving the access and capacity of services within the established urban area.

(b) The increased flexibility of the CFZ zoning allows the site to adapt over time if a change in community need arises over time. This adaptability ensures the planning framework remains responsive to emerging challenges, such as climate change, housing affordability, and urban resilience, consistent with the principles of monitoring, evaluation, and evidence-based decision-making.

### 2.8 Natural environmental conservation principles means the following:

(a) Planning and design should promote healthy and resilient ecosystems, by –

(i) avoiding or minimising loss of habitat and other key threatening processes for biodiversity; and

(ii) considering cumulative and incremental environmental impacts;

(b) Planning outcomes should support the operation of environmental laws applying in the ACT;

(c) Policies, planning and design should integrate and promote –

(i) nature-based solutions to climate change and water security; and

(ii) the valuation and maintenance of the ecosystem services and amenity provided by a healthy natural environment.

The proposed amendment will support ecological resilience by enabling infill development that avoids impacts to high-value habitat areas further away from the urban core. Future development can incorporate landscaping, deep soil zones and water-sensitive urban design to mitigate cumulative impacts and promote urban biodiversity through the DA process.

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(d) Biodiversity connectivity and habitat values should be integrated across urban areas, including through appropriate planning for, and landscaping of, urban open space and travel corridors.

### 2.9 Sustainability and resilience principles means the following:

- (a) Places should be planned, designed, and developed to be sustainable and resilient;
- (b) Effort should be focussed on adapting to the effects of climate change, including through mitigating the effects of urban heat, managing water supplies, and achieving energy efficient urban environments;
- (c) Policies and practices should promote the use, reuse, and renewal of sustainable resources, and minimise use of resources.

The proposed amendment supports sustainable and resilient urban development by enabling infill on well-serviced land (through increased student numbers), reducing the need for greenfield expansion and maximising existing infrastructure.

Future development can incorporate climate adaptation measures to reduce urban heat, improve energy efficiency, and adopt water-sensitive design, helping to manage resources. The zoning allows for flexible, long-term land use that supports efficient resource use and aligns with broader goals for climate-responsive and low-impact urban environments.

This will be assessed at the DA stage.

### 3.0 Urban regeneration principles means the following:

- (a) Growth should be mostly within the existing urban footprint, or in areas close to the existing urban footprint, while maintaining environmental values;
- (b) Urban regeneration should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings, and infrastructure.

The proposed amendment aligns with the objective to focus growth within the existing urban footprint by facilitating redevelopment of a well located, underutilised site that is nearby the Manuka and Kingston Group Centre, transport connections and the Telopea Park School to expand the operations of said school. It supports urban regeneration by unlocking the potential of serviced land, enabling community focused outcomes that make efficient use of existing infrastructure while maintaining surrounding environmental values.

## Inner South District Policy

The Inner South District Policy regulates development across the Inner South with additional, site-specific assessment outcomes and requirements. The policy does not specify any additional assessable or prohibited development at the site for PRZ2 or the desired CFZ zone at the site.

1. *Strengthen the liveable blue-green network connections around Lake Burley Griffin, Captain Cook Crescent, Flinders Way, Telopea Park, Yarralumla Creek and Molonglo River to develop appropriate green space buffers and other measures such as water sensitive urban design to limit the impact of future development.*
2. *Protect wetlands and waterways with appropriate ecological buffers and catchment-scale adoption of water sensitive urban design, particularly at East Lake and Dairy Road, to maintain critical values within Jerrabomberra Wetlands and the Molonglo River corridor and limit the impact of future development.*
3. *Protect and maintain ecological and cultural values within Red Hill Nature Reserve and along Lake Burley Griffin foreshore and enhance ecological connectivity between Stirling Park and Yarralumla Equestrian Park.*
4. *Retain, protect and support the capacity for industrial and urban services uses in the ACT's premier enterprise precinct of Fyshwick and avoid conflicting uses.*
5. *Support expansion of west Deakin as an employment hub, building on existing health specialisation and proximity to future light rail.*
6. *Plan for and deliver light rail from the City Centre to Woden.*
7. *Investigate the opportunity for a multimodal hub around Canberra Railway Station.*
8. *Retain function and accessibility of important freight routes in and around Fyshwick and through the district.*
9. *Deliver new community infrastructure to meet district demand for facilities.*
10. *Deliver a mix of housing types, social housing and connectivity to transport including light rail in urban renewal precincts, while integrating and protecting environmental, built and cultural heritage values.*
11. *Build on East Lake as a sustainable neighbourhoods exemplar.*

The proposed amendment aligns directly with policy outcome 9 of the Inner South District Strategy (highlighted above). By enabling the community facilities development within walking distance of the Manuka and Kingston Group Centres and the Barton Offices Precinct, the proposal strengthens the community facilities and function of the Inner South's central area and could support the ongoing evolution of the surrounding area, most notably the Telopea Park School.

The site's location near existing Rapid bus routes and the future light rail corridor reinforces its suitability for accommodating community focused, transit-oriented development, contributing to improved access education for nearby residents.

This aligns with the Strategy's emphasis on sustaining centres as places for community life and economic exchange. Although the site does not directly influence the planning or operational viability of group or local centres further afield, its location in between two such group centres and a proposed increase of visitors to the site may inadvertently contribute to the overall hierarchy of centres by supporting a Manuka and Kingston and a compact, polycentric urban structure that reduces demand for dispersed suburban development and strengthens the role of existing centres as accessible and vibrant meeting places.

Therefore, the proposed amendment aligns well with the outcomes for Inner South District Policy.

## Zone Policy

The changed zoning will enable the primary use of the site to be Educational Establishment. Providing for all the benefits as detailed in this report.

## Other Proposed Territory Plan Amendments

Another consideration for this Major Plan Amendment proposal is other concurrent proposed changes to the Territory Plan. At the time of this document's production, it is relevant to include the Inner South Health Centre proposal that is currently open for consultation. This amendment is similarly seeking to rezone Parks and Recreation Zoned land (PRZ1 & PRZ2) to Community Facilities Zoned land in the Inner South. This suggests that there is an abundance of PRZ land in the Inner South and a shortfall of CFZ land and sets the precedent for this kind of rezoning.

### 3.3.4 STATEMENT OF PLANNING PRIORITIES 2025-28

The ACT Government Minister for Planning released the Statement of Planning Priorities for 2025-28, which serves as a guiding document for the ACT Governments planning Directorate for the coming three years. This Statement of Planning Priorities focuses on providing a positive living experience for Canberra's growing population considering housing, jobs, community needs, environmental protection and design.

The planning priorities are set out as follows:

1. Plan for more housing near high frequency public transport stops
2. Plan for more housing near commercial centres, reinvigorating shops
3. Enable diverse housing choices including 'missing middle' housing
4. Support the delivery of social and affordable housing
5. Prepare the housing supply and land release pipeline
6. Plan Canberra's future employment areas
- 7. Support community needs across the ACT**
8. Protect the environment and enhance the city's landscape
9. Ensure design quality and productivity
10. Administration and delivery of priorities

The proposed amendment demonstrates strong alignment with the community priorities outlined **Priority 7**.

This priority talks about the need for health, **education, recreational, arts and cultural centres, community centres**, transport and city services and affordable housing. These collectively comprise community facilities which are promoted by **priority 7**. The priority earmarks the need to identify more community facilities sites to be released for the aforementioned community needs.

The rezoning of Block 5 Section 36 Forrest presents a great opportunity to create community facilities zoned land in the Inner South, and provide for a mix of uses in a cost effective manner, being that one facility can provide for the education, recreational, arts and cultural centres, and other community gathering spaces.

# 4.0 Impact Assessment

The below section of the report discusses both the suitability and capability of the land for the proposed zone. It includes discussion of potential impacts on the social, physical, and natural environment if the land is developed to its full capacity as permitted within the proposed zoning (CFZ).

## 4.1 Land Use Surrounding Manuka Oval

It is understood the site is sporadically used for (contractor) parking associated with events at Manuka Oval, via informal agreement. iCBR is committed to discussing construction impacts on these operations, noting that at completion, the site will likely be able to continue to be used for parking, under a similar agreement as is currently in place.

## 4.2 Loss of PRZ Zoning

The rezoning of Block 5 Section 36 Forrest will result in less land being zoned PRZ2 in the Inner South. It will conversely increase the portion of land zoned CFZ. This will enable the Telopea Park School to expand, helping to serve an expanded population of the Inner South, such as development in Forrest at Section 19 and development at the Causeway in Kingston (all of which is within the Telopea Park School catchment area).

The expanded school campus will provide the opportunity to deliver enhanced facilities that will serve both the school and the wider community. Specifically, it is anticipated the larger campus will provide an indoor recreation and performing arts centre that, in accordance with the Education Directorate's *Community Use of School Facilities Policy*, will be available for use by the community outside school hours. In this, it is considered the public will retain significant use of the site for recreational purposes, in a manner that is rare in the inner south. Uses currently unavailable that will likely be enabled by the proposal include Netball, Basketball, Volleyball, Drama performances and Music performances. In this, it is considered the site's incorporation into the school campus will encourage a broader mix of public groups to use this area. For more details, refer to the separately submitted Community Needs Assessment report which directly addresses the loss of PRZ zoning and the need for CFZ/increased school capacity in the Inner South.

Additionally, the increase in the size of the school site will allow for additional formal parking spaces to be provided on the school campus. These again, will be made available for public use outside school hours.

The existing uses of Parkland and Outdoor recreation facility are permitted across both zones. The proposed ancillary uses of Community activity centre and Indoor recreation facility are also permitted across both zones. The change in zone will enable the additional primary use of the land to be Educational Establishment (which is currently not permitted in PRZ2), thereby enabling the incorporation of the site into the Telopea Park School (through a DA). It is not considered any further changes to the Territory Plan are required to ensure the block is used for expansion of the school, due to:

- the need for the school's expansion and the lack of suitable areas on the existing site to expand, and
- the land is held under Crown Lease by the Education Directorate.

## 4.3 Retention of Tennis Courts

Through further design development, in association with the school, the site will retain the tennis courts.

## 4.4 Flora & Fauna

Although Block 5 Section 36 is identified as potentially having protected flora and fauna, the Biodiversity Assessment Report commissioned for this site found there is minimal ecological risk in developing the site. In its current state, the site is *highly modified* and has minimal ecological significance. All existing trees at the site are exotic, there is no notable understorey vegetation and groundcover is mostly exotic and highly modified and degraded. As such it is highly improbable that any listed threatened fauna species are occurring onsite.

Therefore, no additional controls are required to be implemented as part of the MPA process for this site. Any development of the site will require a DA, which (due to the size of the site) is required to be assessed against the Biodiversity Sensitive Urban Design Guide. On this basis it is likely this process (started by the MPA) will increase the biodiversity of the site.

## 4.5 Site Contamination

Testing of the site for contamination is taking place concurrently with this application. It is considered that any development over the site will require EPA endorsement, which will necessitate a formal testing and reporting process, irrespective of what zone or what development occurs.

## 4.6 Traffic and Parking

It is noted that traffic and parking in vicinity of the site is significantly impacted by school operations. Any further development of an Educational Establishment on the site, will likely be required to provide a detailed Traffic and Parking impact assessment, by a qualified professional.

## 4.7 Heritage

It is noted that Heritage places and objects are in vicinity of the site (including the existing school campus), but not on the site. Any further development of this site in conjunction with the existing school will need to address heritage through the DA process, via a qualified professional.

# 5.0 Proposal for the Major Plan Amendment

This proposal is to change the zone of the site from Restricted Access Recreation – PRZ2 zone to Community Facility Zone - CFZ within the Territory Plan map (Territory Plan - Part B – Maps). No other changes are proposed.

# 6.0 Conclusion

The proposed Major Plan Amendment for Block 5 Section 36 Forrest provides a clear, evidence-based and strategically aligned response to the future needs of the Inner South community. Rezoning the land from PRZ2 to CFZ will enable the Telopea Park School to expand in a manner consistent with the ACT Planning Strategy, the Inner South District Strategy and the broader planning priorities of the Territory. The site’s central location, excellent transport connectivity and proximity to existing community assets make it an optimal location for the delivery of expanded education, indoor recreation and performing arts facilities—services that are currently limited within the district.

Technical assessments, including biodiversity and community needs analysis, confirm the land is suitable for development under the revised zoning and potential impacts can be managed through the future development approval process. Importantly, the rezoning does not diminish access to recreation opportunities, with the existing tennis courts to be retained and new indoor facilities made available for community use outside school hours in accordance with Education Directorate policy.

Overall, the amendment enables a more efficient and community-oriented use of valuable urban land, supports population growth and urban intensification in nearby centres, and enhances the long-term role of Telopea Park School as the key secondary school for the Inner South. For these reasons, the proposed amendment represents a positive and forward-looking planning outcome, and it is recommended that the Territory Plan be amended as proposed.

**Purdon**

**December 2025**

Suite 5, Level 1,  
243 Northbourne Avenue  
Lyneham ACT 2602

02 6257 1511  
[purdons@purdon.com.au](mailto:purdons@purdon.com.au)  
[purdon.com.au](http://purdon.com.au)

