

# Appendix 1

List of development applications and Territory Plan variations

## DAs and Variations to the Territory Plan

Table - DAs					
Name	Date	Status	Location	Proposed Variation	Planning Context
Curtin	Block 7, Section 61	Planning report proposal to amend the Curtin precinct map and code to allow 'affordable housing'	CatholicCare Canberra & Goulburn won a government grant as part of the Affordable Housing Innovation Fund to explore the feasibility of building affordable and social housing on church land		With EPSDD
Curtin Horse Paddocks	Section 106 Block 4-8, 10 and 11, Section 121 Blocks 3, 6-10, 12 and 13, Section 114 Block 1, Section 77 Block 1, Section	Amendment 95 to the National Capital Plan – North Curtin Diplomatic Estate and Urban Area	The ACT and Commonwealth Governments agreed to a land swap which exchanged approximately 70% of the Curtin Horse Paddocks for lake bed at Acton. The NCA will develop a diplomatic estate at North Curtin and the ACT Government will develop the Acton Waterfront. The ACT Government will retain the remaining 30% of the Curtin site that is set aside for future residential development.	In October 2020, the National Capital Plan Amendment 95 – North Curtin Diplomatic Estate and Urban Area took effect and: <ul style="list-style-type: none"> <li>- changed the land use policy to allow the development of a new diplomatic estate and a new urban area for future residential use</li> <li>- includes the whole area (both Commonwealth and ACT Government land) under the National Capital Plan as a Designated Area which gives the NCA planning and development approval responsibilities.</li> </ul>	Amendment taken effect in October 2020

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Curtin Horse Paddocks	Section 106 Block 4 -8, 10 and 11, Section 121 Blocks 3, 6-10, 12 and 13, Section 114 Block 1, Section 77 Block 1, Section	Planning and Development (Technical Amendment - Curtin) Plan Variation 2021 (No 1)	Technical Amendment to the Territory Plan Map to ensure consistency with Amendment 95 NCP which identifies the Curtin Horse Paddocks land as a Designated Area.	Changes made to the Territory Plan Map to bring in line with the National Capital Plan for North Curtin Diplomatic Estate and Urban Area	Amendment taken effect in May 2021
Curtin Horse Paddocks	ACT portion of CHP site	Due diligence studies	Flora and fauna, Geotech and contamination, archaeology/ cultural heritage and bushfire studies being undertaken on the Act portion of the site to determine site capability	Assist in determining site capability and constraints	Underway in August 2021
Curtin Horse Paddocks	NCA portion of CHP site	Due diligence studies	NCA is also undertaking due diligence studies for their portion of the site to provide input to an estate development plan	Assist in determining site capability and constraints and provide input to the EDP	Consultant engaged by NCA

Table - DAs					
Phillip	Section 79 Block 4	Proposed TPV for Pitch and Putt site	A Final Planning Study for the Pitch and Putt site has been submitted to EPSDD. It proposes to change the current CZ6 to CZ2 business zone and changes to heights to allow for 12 storeys (+4 storeys on parts of site) and 6 storeys on southern section of site.	The proposal includes a mixture of residential apartments and independent living units (ILUs) for aging in place and some commercial space across six buildings with a total of approximately 800 dwellings and approximately 2,500m2 of commercial GFA.	EPSDD has received a final Planning study and is moving ahead with TPV for the site
Phillip	Sections 81, 108, 156, 157	Technical Amendment for Woden Green	Technical amendment to the Territory Plan did not proceed for Woden Green (Corner of Hindmarsh and Athllon Drives)		Did not proceed
Phillip	Block 13 Section 81 & Block 17 Section 156	Woden Green	The proposal is for two separate sites in the Woden Green Precinct of the Woden Town Centre. N10: Residential development with commercially adaptable ground floor two storey units. The north-east corner 10 storey building reducing to 4 storeys on Wilbow Street. N12: Mixed-use development with a 'marker building' comprising residential apartments and ground floor commercial/retail. Car parking is provided in a single level basement and podium parking is partly 'skinned' with commercial/apartments. The podium level has been designed to provide open space for the residents and connectivity between the	Height: N10 - Total height of between 4 and 10 storeys (up to 35 metres). N12: Total height of between 9 and 27 storeys (both not consistent with Woden Master Plan) Built Form: N10 - Proposed ten storey residential development with a mix of loft and traditional apartment typology. N12: Proposed development comprises a marker building as intended for the site, with four distinct tower elements of up to 27 storeys Residential: N10 – approx 59 dwellings and N12 - approx 710 dwellings (769 total)	Has not progressed

Table - DAs					
			buildings through a single ground floor lobby entrance, to their building and through the car parking	Commercial: N10 – 0m2 and N12 - approx 1,500 m2  Proposed Parking: N10 – One basement level plus podium level; parking grade parking for a total of 79 spaces N12 - One basement level plus approximately four podium levels for a total of 1020 spaces	
Phillip	Block 10 Section 156	N11 - Woden Green	Development of the existing vacant land with new mixed-use buildings to be delivered in stages focused on activating the frontage to Callam Street and the future light rail, and transitioning between the Town Centre and adjoining medium density residential development.	An A-grade 7 storey commercial office building of approx 8,500sqm GFA and 40 basement car parking spaces with an overall height of 33m. The ground floor proposed to include active uses, service/loading areas and end of trip facilities.  The residential development is proposed for up to 12 storeys including 114 apartments with a mix of 1,2,3 bedrooms typologies and 170 basement car parking spaces with an overall building height of 47m. (Maximum height of 12 storeys, however the maximum height of building for one building tower element per block may be increased by an additional four	Has not progressed

Table - DAs					
				storeys to 16 where development achieves criteria)	
Phillip	Block 17 Section 3	WOVA	Proposal for a mixed use development located on the Woden Tradies Club site. The block is bound by Launceston Street, Furzer Street and Melrose Drive. The proposal consists mostly of residential apartments contained within four buildings. The proposal includes interconnected landscaped spaces, three levels of basement parking and retail tenancies along Launceston and Furzer Street	<p>Total of 4 buildings:</p> <ul style="list-style-type: none"> <li>- 24 storey marker building at the corner of Launceston Street and Melrose Drive, with a maximum height of 72 metres (excluding parapets and plant).</li> <li>- 10 storey building to the east of the marker building fronting Launceston Street, with a maximum height of 30.4 metres (excluding parapets and plant).</li> <li>- 16 storey building at the corner of Launceston Street and Furzer Street, with a maximum height of 49.6 metres (excluding parapets and plant).</li> <li>- 16 storey building located towards the south east corner of the site with a frontage to Furzer Street, with a maximum height of 48.6 metres (excluding parapets).</li> </ul> <p>Total of 800 residential apartments (distributed across 4 buildings)</p> <ul style="list-style-type: none"> <li>- 5 retail tenancies at ground level</li> <li>- 2 commercial/community use tenancies at ground level</li> <li>- 3 food and beverage tenancies</li> <li>- Ground level public through site links from</li> </ul>	DA approved

Table - DAs					
				Melrose Drive, corner of Melrose Drive and Launceston Street	
Phillip	Block 8 Section 131		Proposed Woden Cemetery Extension TPV	2017 draft TPV hasn't progressed	Hasn't progressed
Phillip	Blocks 1 and 4 of Section 35	Woden CIT Campus	ACT Government is delivering a new Canberra Institute of Technology (CIT) campus, public transport interchange and a youth foyer in the Woden town centre. The campus will be located on the site of the existing Woden bus interchange, with the new interchange to be built on Callam Street. The full extent of the site includes road reserves, Block 20 Section 23 for the bus layover and the new transport interchange on Callam Street.	The proposal includes 24,000m <sup>2</sup> GFA contemporary VET education campus (educational 22,500m <sup>2</sup> and Social Student Housing 1,500m <sup>2</sup> ), in a 8 to 9 Storey building. The latest proposal to DRP in April 2021 included a reduction of the Callam Street frontage to six levels (ground + 5 storeys) and an increase in height of the western wing to 4 stories. The project will establish a high-quality east-west pedestrian link from the base of the stairs of the Woden Town Centre through to the eastern edge of the road reserve of Callam Street adjacent to Woden Town Park.	Construction of the public transport interchange to commence in 2021 (allowing current bus facilities to be demolished and the site cleared) Construction of CIT Woden to start in 2022
Phillip	Block 54 Section 8	Borrowdale House redevelopment			

Table - DAs					
Phillip	Blocks 4, 5 & 7 Section 12	Woden Mixed Use residential			
Phillip	Block 2 Section 180	Woden Section 180	The proposal is for a mixed-use development featuring 480 dwellings and 20,000m2 GFA delivered across four buildings situated to the four corners of the site. The proposed buildings vary in height in accordance with the Phillip Precinct Code, increasing in height from Melrose Drive (10 storeys) towards the centre of the Woden Town Centre (20 storeys).The site is intended to be subdivided to allow each proposed building as an individual lease.	Project Delivery Deed requires the developer to deliver 79 2-bedroom affordable and community dwellings and 10 2-bedroom and 3-bedroom public housing dwellings.  The Crown Lease stipulates a maximum of 480 dwellings. Proposed commercial 20,000m2. Proposed parking: 600 spaces, 3 floors	
Phillip	Blocks 2, 3 & 4 Section 19	Bonner House	The proposal is for the demolition of the existing building and replacement with an A-Grade commercial office building of 16 storeys (60.9m plus plant), featuring a gross floor area (GFA) of 24,680m2 . Two and half levels of basement car parking providing 120 spaces is also proposed.	The proposed building height 60.9m / 16 storeys primarily used for an office-style work environment with end of trip facilities. Height limit of 12 storeys applies with an additional 4 storeys available under criteria assessment. The proposal is subject to the successful acquisition of Block 16 Section 19 Phillip though an application for direct land sale as well as a merit track assessment for building height.	

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Phillip	Block 34 Section 80	Community Centre	Community Centre will include; secure and semi-secure workspaces, a Child and Family Centre, community workspaces, multipurpose spaces, foyer and other amenities	Site is adjacent to Commonwealth listed 'Callam Offices' complex and adjacent to future LR. Proposed building is 4-6 storeys, 3200m2 community facilities. DRP was not supportive of the proposal in the form presented to it and community not supportive of aspects of it. Now with MPC	

Table - Variations to the Territory Plan						
Name	Date	Status	Location	Proposed Variation	Planning Context	
DV381 Local Centre shop size	7th May 2021	In Force	Shops in Local Centres throughout the ACT	Increase to the maximum gross floor area for shops located within local centres from 1000m2 to 1500m2	National Capital plan  ACT Planning Framework: Strategic Directions (2.3,4.3.2)  ACT Planning Strategy 2018	
DV357 End of Trip Facilities	28 April 2017 - 27	Repealed	Applies to all new development, major alterations and/or extensions to existing buildings throughout the ACT.	The introduction of and End-of-Trip Facilities General Code into the Territory Plan to	National Capital Plan  Territory plan	

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	October 2017			<p>replace the Bicycle Parking Facilities General Code.</p> <p>The variation also proposes the amendment to the current definition of Gross Floor Area in the Definitions of the Territory Plan to accommodate the introduction of the code.</p>	<p>ACT Government Policies: Healthy Weight Action Plan (2013)</p>
DV369 Living Infrastructure in Residential Zones	13 December 2019 - 12 June 2020	Repealed	Residential areas (RZ1 to RZ5) across the ACT.	<p>The Draft Variation aim to ensure the provision of standards pertaining to soft landscaping in all residential areas (RZ1 to RZ5) across the ACT are met. These provisions include:</p> <p>Introduction of 'site coverage' standard and amendments to current provisions for 'planting areas' for all residential areas (RZ1–RZ5) to increase the availability of soft landscaping.</p> <p>Amendments to the definition of planting area to ensure that the impacts to the permeability of the ground are not considered to be planting area.</p> <p>Clarification of the definition of 'site coverage' to limit the inclusion of non-permeable conditions in the 'planting area'.</p>	<p>Direction 3.3 of the ACT Planning Strategy 2018</p> <p>National Capital plan</p> <p>Act Planning Framework: Statement of Strategic Directions (2.16)</p> <p>Canberra's Living Infrastructure Plan: Cooling the City (2019)</p>

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				Ensuring adherence to criteria and guidelines pertaining to planting area, site coverage, water infiltration, landscape quality, deep root planting area, tree canopy, green roofs, green walls, and the like. Amending the criteria to include a requirement for the minimum level of tree planting with associated provisions relating to the location of trees.	
DV375 Demonstration Housing - Manor House	19 February 2021 - 18 August 2021	In Force	The subject site is Griffith Section 31 Block 6, which is currently zoned Residential RZ1 Suburban.   <p>The map shows Griffith Section 31 Block 6 highlighted in blue. It is situated in the Griffith area, near the intersection of Griffith Avenue and the railway line. The map includes labels for Griffith, Narrabundah, and Kingston, as well as landmarks like St. Elizabeth's College and St. Clare's College. A scale bar indicates 0 to 100 meters.</p>	The draft variation supports the development of a demonstration housing proposal for a new type of housing development called a 'manor house' at Griffith section 31 block 6. Changes are proposed to the Griffith Precinct Map and Code, and the Multi Unit Housing Development Code.	National Capital Plan  Act Planning Framework: Strategic Directions (1.1,1.10,2.5 ,2.6)
DV376 Demonstration	19 February 2021 - 18	In Force	The subject site is Ainslie section 25 block 6 and is zoned Residential RZ1 Suburban.	The draft variation supports the development of a demonstration housing proposal for a new type of housing development called	National Capital Plan

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Housing - Co-housing	August 2021			'co-housing' at Ainslie section 25 block 6. Changes are proposed to the Ainslie Precinct Map and Code, and the Multi Unit Housing Development Code.	Act Planning Framework: Strategic Directions (1.1,1.10,2.5,2.6)
Proposed Variations					
[Redacted content]					
Integrated Plan for Red Hill Nature Reserve and Surrounds		The ACT Government has considered and agreed to the Plan	Deakin/ Hughes	Integrated Plan needed to be completed before Act Govt could proceed with any separate proposed draft Territory Plan variations adjoining the Red Hill Nature Reserve.	

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Brickworks development		EIS Lodged	Yarralumla, Blocks 1, 7 and 20 Section 102	Doma Group proposes to redevelop the former Canberra Brickworks site including parkland, residential, commercial and retail uses, incorporating Canberra Brickworks heritage elements. The development spans approximately 16 hectares, up to 380 residential dwellings in a mix of houses, terraces and apartments.	
Forestry Place (CSIRO School of Forestry site)		Proponent developing a masterplan to submit to the NCA.	Yarralumla, Block 7 Section 4 (NCA National Land)	11 hectare site - sold to Gunyar Pty Ltd in 2002 with a 20-year lease allowing CSIRO to retain control of the property until 2022	
Planning report proposal to amend the Curtin		With EPSDD	Curtin, Block 7, Section 61	CatholicCare Canberra & Goulburn won a government grant as part of the Affordable Housing Innovation Fund to explore the	

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precinct map and code to allow 'affordable housing'				feasibility of building affordable and social housing on church land	
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Planning and Development (Technical Amendment - Curtin) Plan Variation 2021 (No 1)		Amendment taken effect in May 2021	Curtin Horse Paddocks Section 106 Block 4 -8, 10 and 11, Section 121 Blocks 3, 6-10, 12 and 13, Section 114 Block 1, Section 77 Block 1, Section	Technical Amendment to the Territory Plan Map to ensure consistency with Amendment 95 NCP  which identifies the Curtin Horse Paddocks land as a Designated Area.	

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Technical Amendment for Woden Green		Did Not proceed	Philip, Sections 81, 108, 156, 157	Technical amendment to the Territory Plan did not proceed for Woden Green (Corner of Hindmarsh and Athllon Drives)	
Woden Cemetery		Hasn't progressed	Philip, Block 8 Section 131	Proposed Woden Cemetery Extension TPV	



Suite 1204B, Level 12, 179 Elizabeth Street  
Sydney, New South Wales 2000

[info@mecone.com.au](mailto:info@mecone.com.au)

[mecone.com.au](http://mecone.com.au)