



# Public Notification

10 November 2023

## **NCA Launches Public Consultation for Draft Amendment 97 to National Capital Plan**

The National Capital Authority (NCA) has announced the commencement on Saturday 11 November 2023 of a public consultation for Draft Amendment 97 (DA97) to the National Capital Plan (the Plan). The amendment proposes to change the land use policy for Block 7 Section 4 Yarralumla, previously occupied by the former Australian Forestry School and CSIRO, from 'community facility' to a 'mixed-use' zoning.

The proposed amendment aligns with the National Planning Reform Blueprint by promoting medium and high-density housing in strategically positioned locations near established public transportation networks, amenities, and employment opportunities.

The proposed mixed-use zoning will allow for a range of development types, including residential, aged care, commercial accommodation, community facility, social housing and ancillary commercial uses. If approved the amendment will allow up to 300 residences on the site. The Forestry Oval in front of the site is not included in any redevelopment plans.

Special emphasis is placed on retaining and enhancing the natural character and landscape setting of the area including the addition of new trees and species to enrich the site's beauty, provide shade and shelter, and enhance the overall environment. Yarralumla is known for its green spaces, parks, and gardens, which contribute to the aesthetic appeal of the area. The NCA aims to ensure that future development respects and enhances these natural elements to create a harmonious blend of built and natural environments.

To achieve this, the amendment proposes detailed conditions of planning and design that will guide future development. These conditions will address building height and setback, development footprint, landscape, residential apartment design, environmental performance, parking, access and movement. The bulk of new buildings will occur within the footprints of existing or recently demolished buildings. Some new building footprints are proposed in the north-western portion of the site.

Excellence in architecture, landscape, and urban design is a priority, along with the conservation of listed heritage values and the maintenance of public pedestrian access. Heritage buildings and structures including the Australian Forestry School, the former Museum, store, tennis courts, and Forestry House, will be retained and adaptively reused. DA97 aims to strike a balance between urban density and preserving the natural character of Yarralumla.

The draft amendment proposes to restrict building height on the site to three storeys with attics and basement carparking allowed. The design of buildings will reflect the topography of the site and harmonise with the land.

To preserve the site's landscape qualities, design must retain existing trees and include deep root plantings between buildings. The existing high-quality landscape character and setting of the site must be retained and enhanced through future development. The environmental performance of buildings is critical, including through the provision of suitable solar access and ensuring natural cross ventilation of residential dwellings.

Parking, access, and movement should comply with ACT Government requirements, as well as prepare the site for electric vehicle infrastructure.

The NCA will continue to have planning responsibility for the site, including approvals for proposed works, new buildings and landscape works such as tree removal and excavations.

The NCA invites the community and stakeholders to actively engage in the public consultation process and offer their valuable input. To learn more and participate in the consultation, visit [www.nca.gov.au](http://www.nca.gov.au) and follow the NCA's social media channels.

To help shape the future of this important site in Yarralumla, provide your feedback via [draft.amendment97@nca.gov.au](mailto:draft.amendment97@nca.gov.au).

Public consultation will close on 22 December 2023.

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