



BY **PURDON**

Arscott House: Major Plan Amendment

Presentation to the Belconnen Community Council

Block **42** Section **65** **Belconnen**

Tuesday 15th April 2025

Proponent team



University of Canberra

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Purdon

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COX Architecture

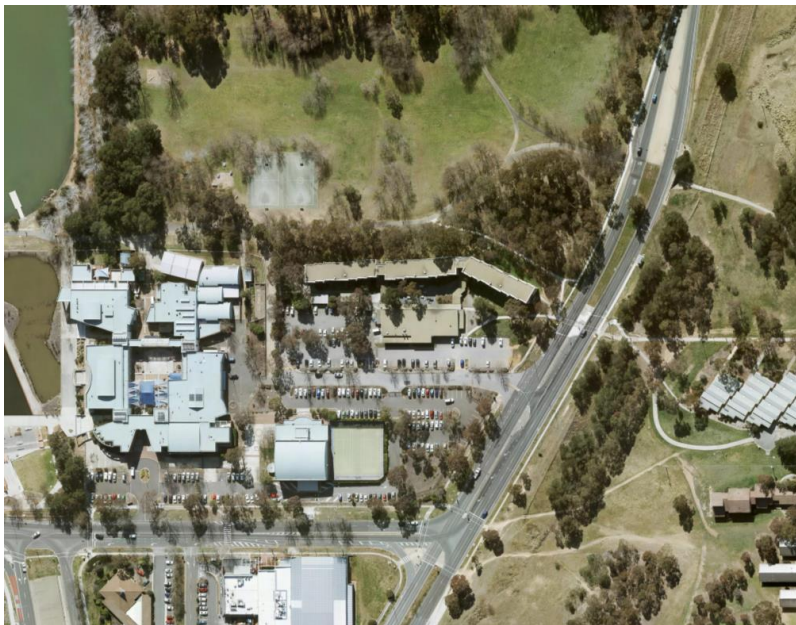
Ronan Moss - Director



What was the site?



The site was developed as part of the Belconnen Town Centre under the National Capital Development Commission in the 1970s, intended for use as a hostel, then used as student accommodation until 2014.

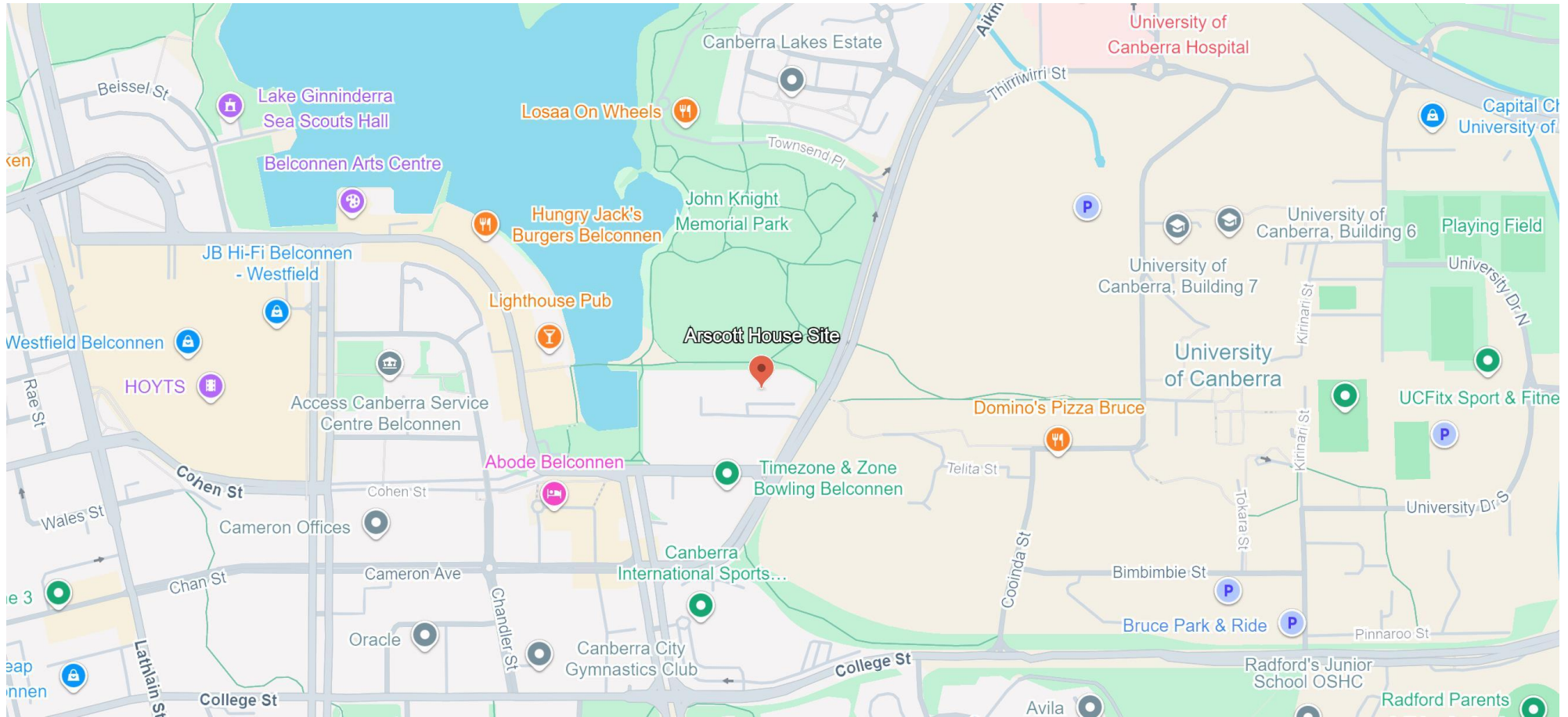


The site and surrounds in 2014



The building ceased student housing functions and fell into dilapidation in the 2010s, being demolished in 2020.

Where is the site?



Where is the site?



Where is the site?



Zone:
Community Facilities Zone

Size:
10,378sqm (1.04 hectares)
About half the size of the 'Republic' precinct



What is a Major Plan Amendment?

One way to vary the Territory Plan:

The Territory Plan 2023 is the main planning policy for the ACT. It is made under the Planning Act 2023 contains a range of legislation, including:

- Land zoning maps (Territory Plan Map) that designate different zones to parcels of land
- District policies (these contains controls for land based on **location**)
- Zone Policies (these contain controls for land based on **zoning**)

There are also a host of other related documents that guide and provide detailed parameters for design. These include the Urban Design Guide and Housing Design Guide, and the various technical specifications.

The Major Plan Amendment (MPA) process allows for a party to propose change to these documents.

Importantly, a Major Plan Amendment is the only way for a private proponent to vary the relevant controls on their land.

What is a Major Plan Amendment?





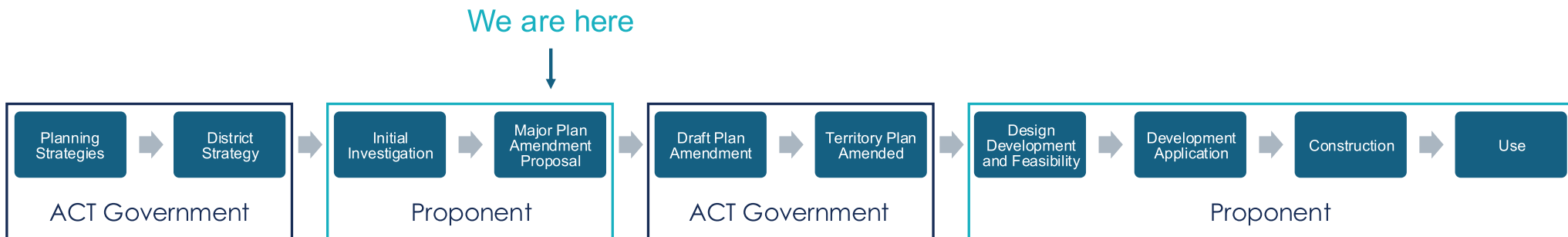
What is a Major Plan Amendment?

Major Plan Amendments are a much longer process than a Development Application.

Generally, Major Plan amendments are the result of **broader strategic planning** that materialises in change to the Territory Plan.

Major Plan Amendments require a host of **supporting documentation** detailing the proposed changes to the Territory Plan, the impacts of those changes, along with rationale for the change, citing ACT Government strategies, data and research.

The MPA proposal is considered by the TPA, through a lengthy and detailed process that includes **multiple rounds of community notification** and **Government entity consultation**.



What is our proposed Major Plan Amendment?



Two main components

1.

Re-zoning

2.

**Changes to the
Belconnen
District Policy**

1. Re-zoning

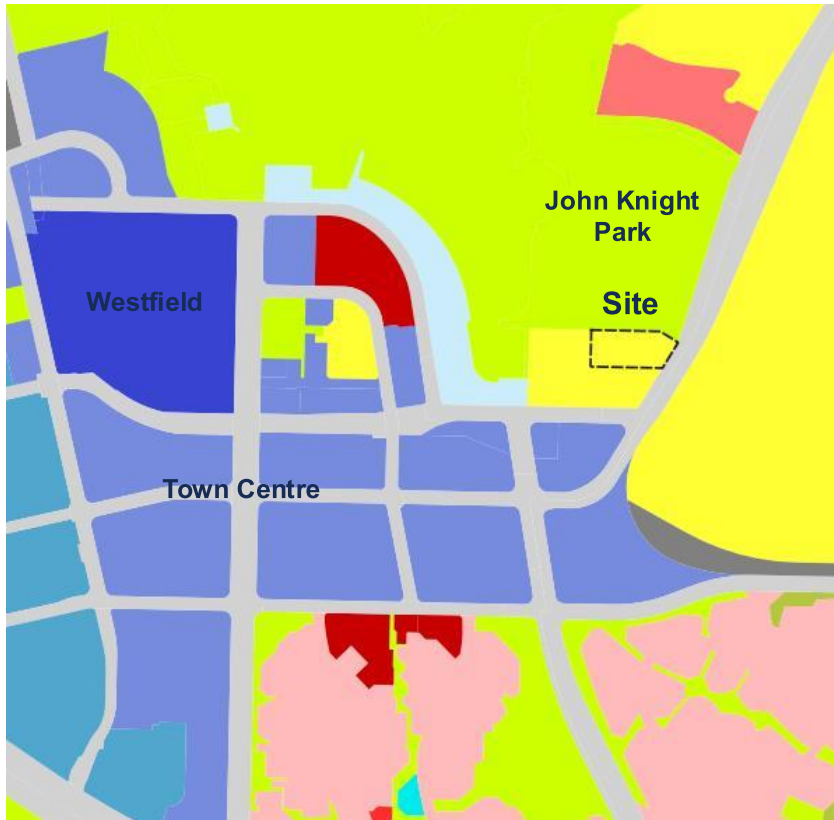
- Community Facilities Zone (CFZ) to a Commercial Zone (CZ2)
- CZ2 (Business) zoning **permits many more uses** than CFZ; including but not limited to:
 - **Residential uses**
 - **Shop**
 - **Food and drink establishments**
 - **Community uses**
- CZ2 is the zoning used over most of the Belconnen Town Centre and contains most of the recent high-density mixed-use development.
- For example, the **Republic precinct**, and the new **Lathlain St** proposals all are zoned CZ2 (see right).



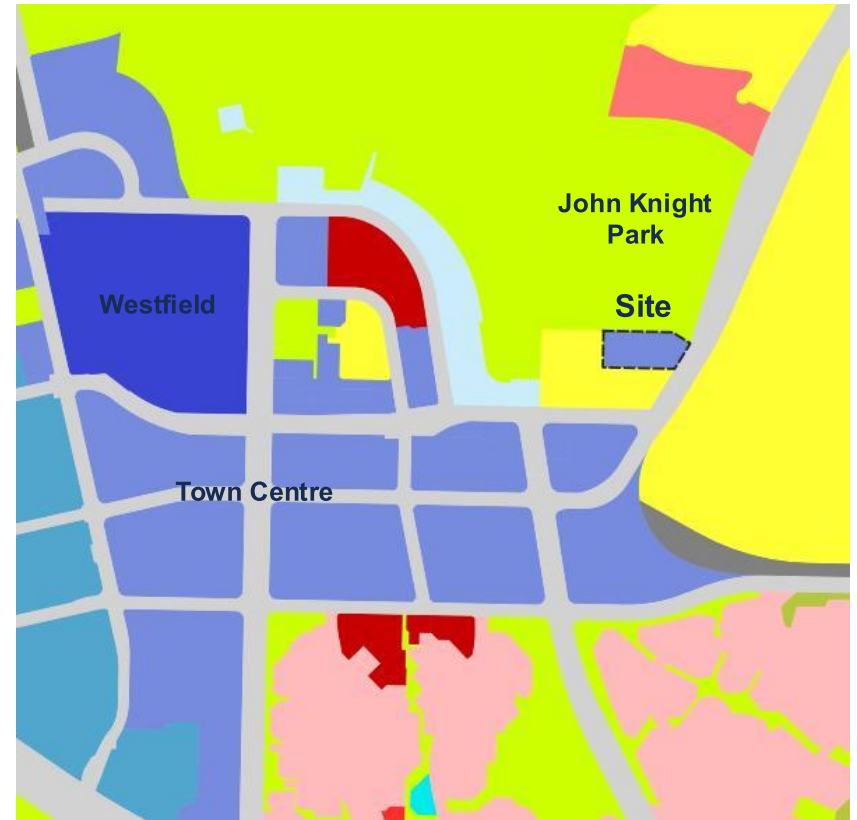
1. Re-zoning



Current zoning



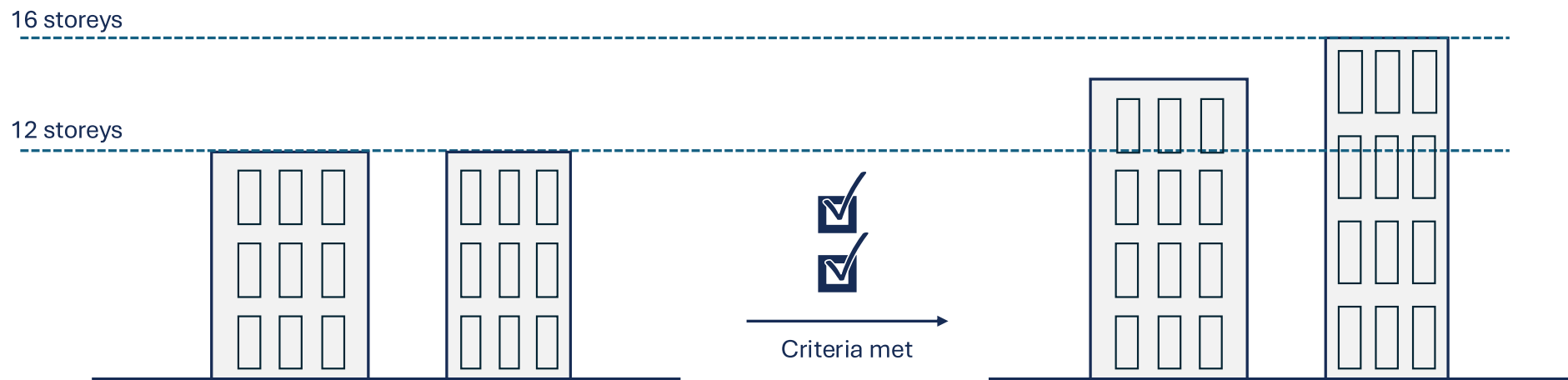
Proposed zoning



2. Changes to the Belconnen District Policy



- New Assessment Requirements for the site, consistent with the existing controls in the Town Centre.
 - This will ensure that broad impacts of the development are limited and ensure **consistency with building heights** in the Town Centre.
 - This includes introducing a **42m height limit**, with the ability to increase heights by 12m, based on **certain criteria**. This results in a total maximum height of 54m for some elements on site.
 - This approach to height limits is consistent with existing planning policy and the recommendations of the Belconnen Town Centre Masterplan



2. Changes to the Belconnen District Policy



- New **Assessment Outcomes** for the site, to guide development within the framework of the outcomes-focused Planning system
 - These are **qualitative controls** that must be met in any DA assessment.
 - These will ensure that the development:
 - Respects John Knight Memorial Park and its heritage significance with suitable building interfaces, heights and improvements to the public realm
 - Achieves a suitable interface and transition in heights to the college, including consideration of overlooking and privacy.
- These outcomes will have to be met through application of the existing Urban Design Guide (see right), Housing Design Guide and technical specifications, in any future DA

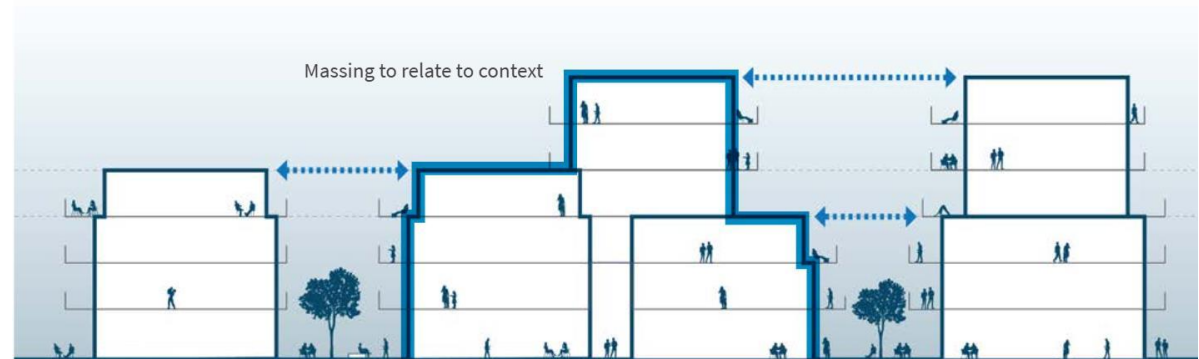


Figure 5: Relating to contextual building heights.

The goal



A mixed-use precinct, building on the successful redevelopments in the Town Centre, **made distinctive** through positive interfaces to the adjacent park and community facilities, and a key focus on the site's legacy, linking the UC to the Town Centre.

Architectural concept



Architectural concept



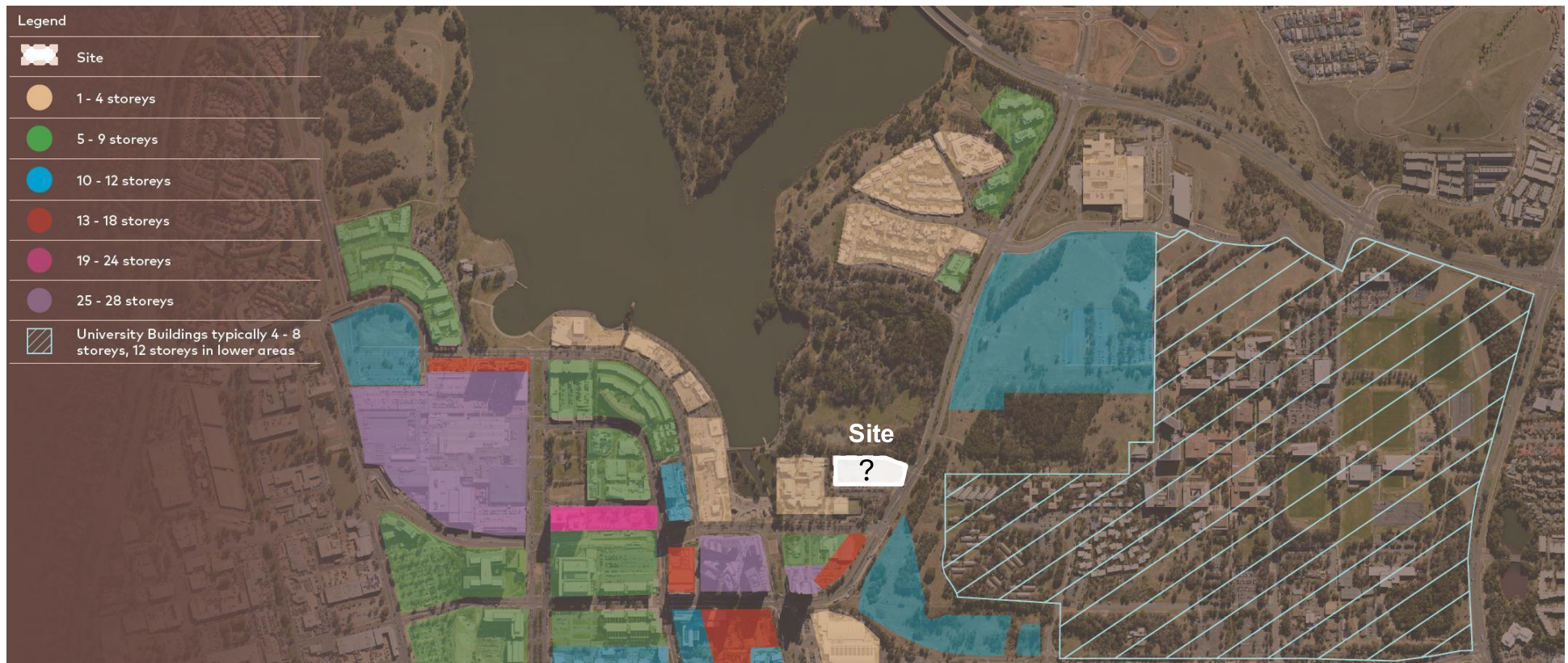
Current heights



Architectural concept



Future (permissible) heights



Architectural concept

