

Prepared for Yarralumla Residents Association
May 2026

StewartArchitecture

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Certified Management Systems

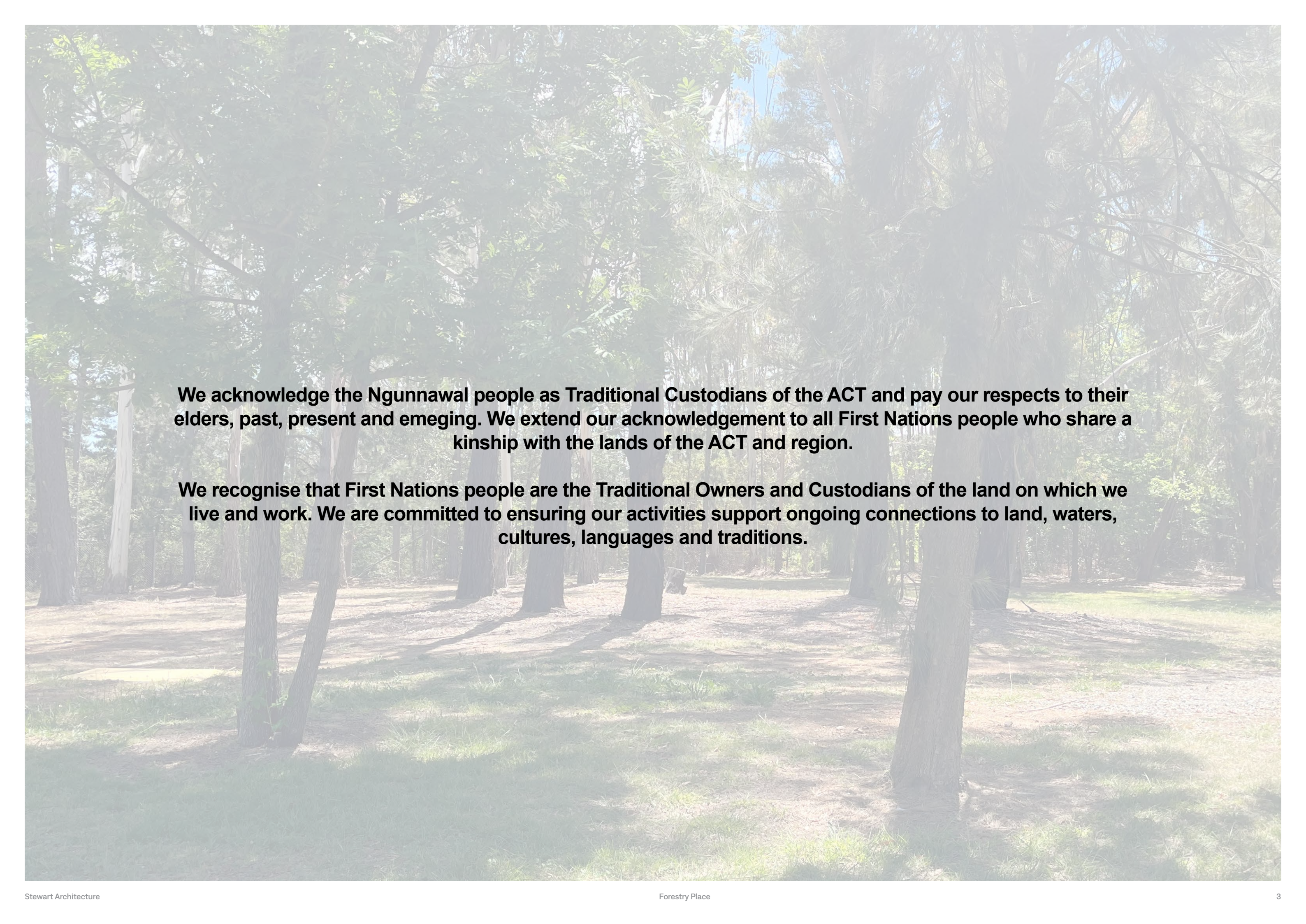
ISO 9001:2015 Quality Management System
ISO 45001:2018 OH&S Management System
ISO 14001:2015 Environmental Management System

Certified Carbon Neutral

Carbon Reduction Institute #CN527

In Collaboration

Stewart Architecture
Finding Infinity
Arcadia
Breathe Architects



We acknowledge the Ngunnawal people as Traditional Custodians of the ACT and pay our respects to their elders, past, present and emerging. We extend our acknowledgement to all First Nations people who share a kinship with the lands of the ACT and region.

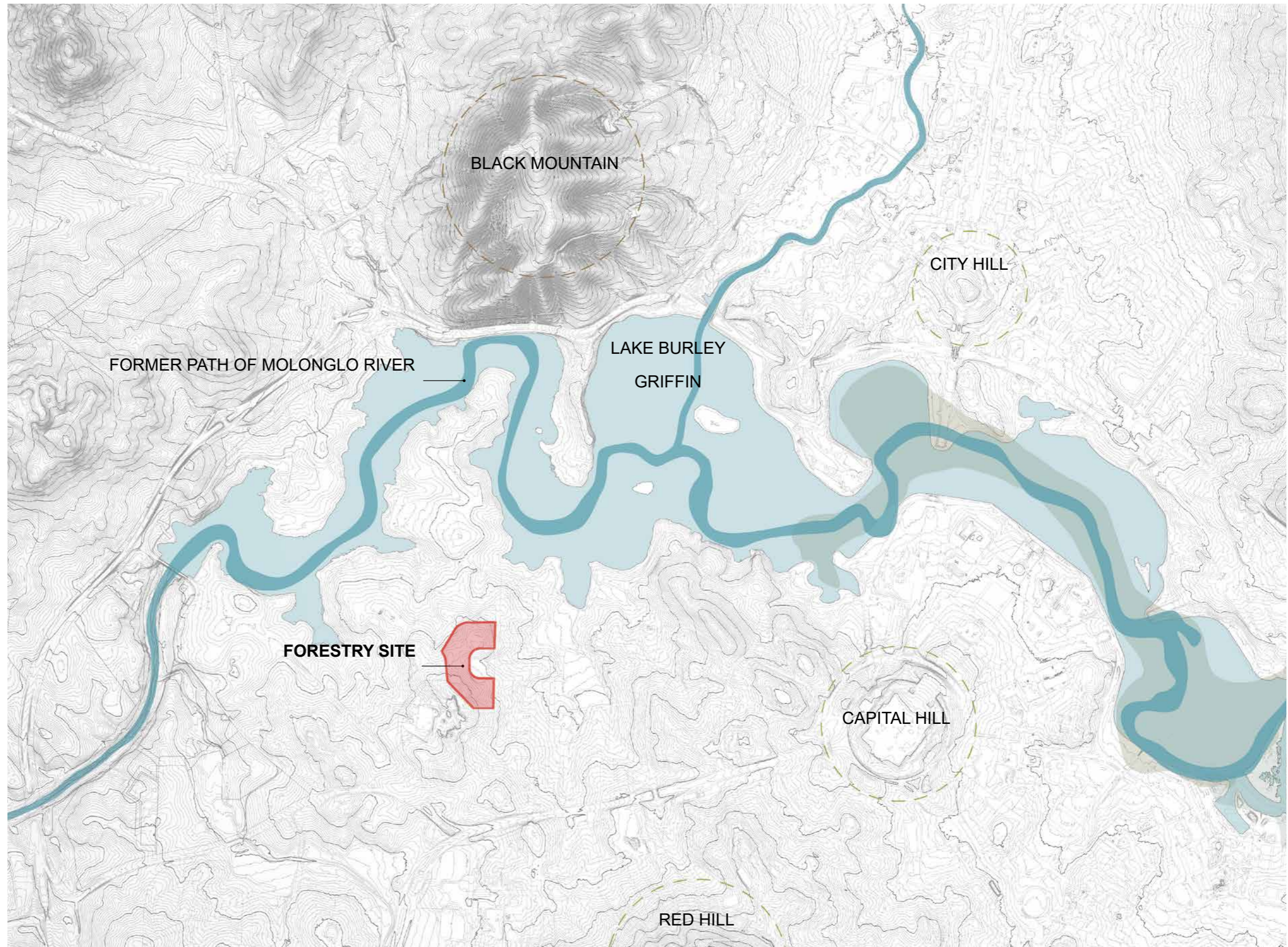
We recognise that First Nations people are the Traditional Owners and Custodians of the land on which we live and work. We are committed to ensuring our activities support ongoing connections to land, waters, cultures, languages and traditions.

Acknowledging Country

FORESTRY SITE YARRALUMLA

We acknowledge the location and context of the site as being part of an ancient landscape which has been cared for by aboriginal people for thousands of years. The site sits on the southern side of the former Molonglo River - now Lake Burley Griffin.

Yarralumla's Indigenous history belongs to the Ngunnawal and Ngambri peoples, the traditional custodians of the Canberra region for millennia, with the name itself likely derived from an Aboriginal word (meaning 'echo' or



Site Location

Yarralumla, ACT

Background

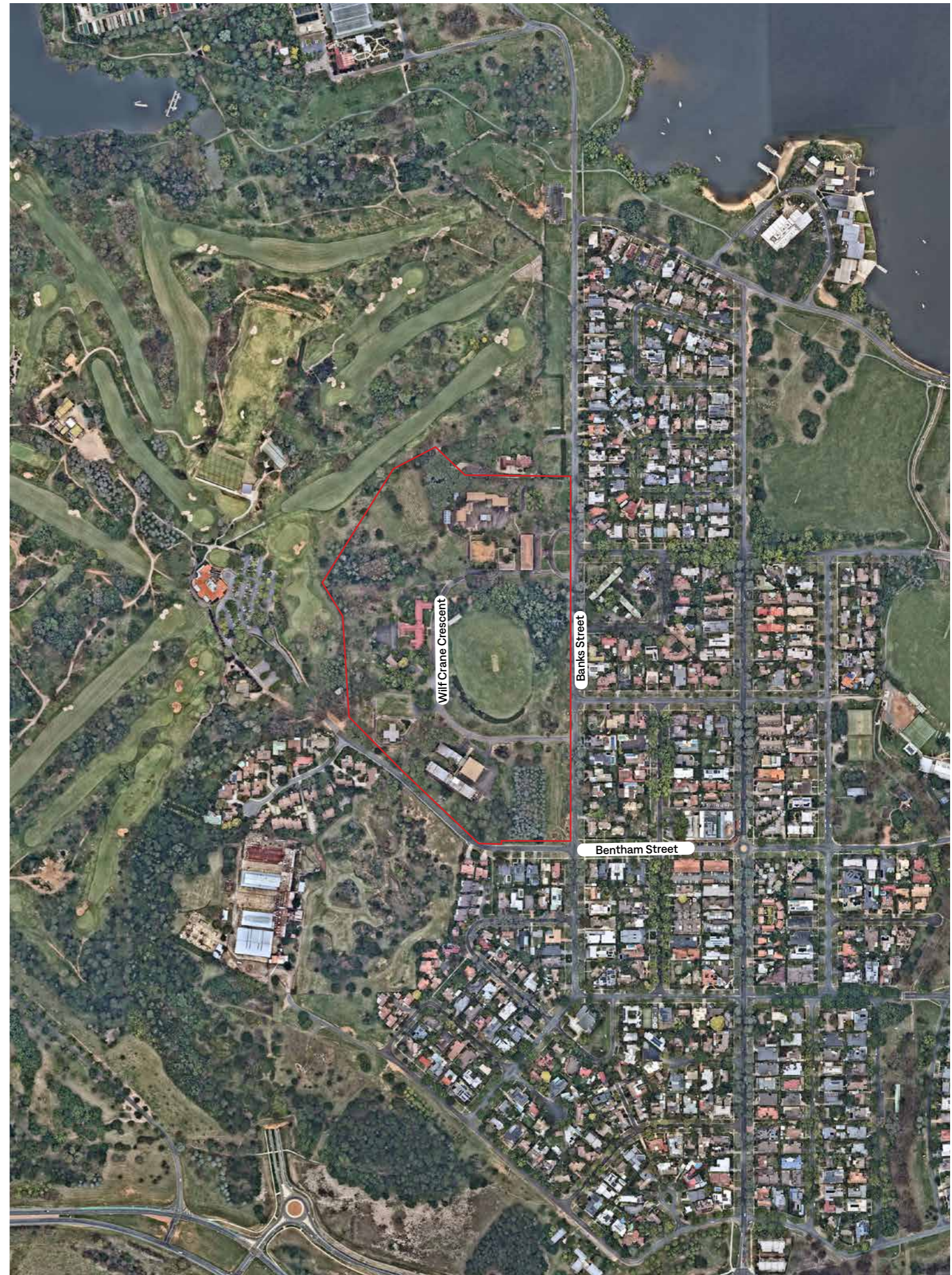
The history of the CSIRO Forestry Precinct dates to pre-1913 as Westbourne Woods – a nursery and arboretum. The Australian Forestry School was established on the site in 1927. CSIRO disposed of the property in 2002 but retained management control through a 20-year lease until 2022. The subsequent owners of the site, Shepherd Foundation represented by Oakstand Pty Ltd developed an indicative master plan for the site proposing redevelopment including residential and other uses. The master plan includes retention of five heritage assets of high to moderate significance. The indicative masterplan was supported by EPBC Approval (April 2023) and Amendment 97 to the National Capital Plan (March 2024).

The site was put to market in August 2025 and was purchased by a local consortium titled Yarralumla Green Pty Ltd. Stewart Architecture and Paul Bangay Landscapes have been engaged to create a final master plan in compliance with the National Capital Plan.

Description

Block 7 Section 4 Yarralumla is a 10.9-hectare site situated in a suburban residential area, abutted by the Royal Canberra Golf Club to the west and Westridge House to the north. It is addressed by Banks Street to the east, and its western and southern boundary follows a general arc south following Bentham Street. The site includes a private road – Wilf Crane Crescent – which wraps around Forestry Oval maintained by ACT Government. The topography of the site is varied with a high point of RL 597 along the south-west boundary to Bentham Street; and low points of RL 574 along the northern boundary (a vertical difference of 23 metres). The site includes a series of buildings, some of which hold heritage significance. There is extensive associated hardstand. Around 1550 trees (greater than 6m tall) are within the site. The southeast corner provides a grassland habitat of the Golden sun moth.

A series of easements and both above and below ground services cross the site, however it is assumed that most are associated with existing development and can be removed.



Forestry Place
Block 7, Section 4 Yarralumla



Design Statement – Architect

Stewart Architecture

The Master Plan proposes a predominately residential development with associated commercial and community uses (aged care / retirement living) within an expansive landscape setting. The consistent language across all aspects of urban design, architecture and landscape will ensure a cohesive precinct feel.

Wilf Crane Crescent will be reimagined as a formal tree lined avenue providing ease of movement for both vehicles and pedestrians. It will be retained as a private road, allowing public access. Public carparking and landscape upgrades will be provided to the oval side of Wilf Crane Crescent to benefit both visitors to the precinct and users of the oval. The narrow section of the crescent adjacent heritage buildings 9 and 10 will be one-way and due to the close interface with the built form and desire to provide safe environment.

Vehicular movement into the site beyond Wilf Crane Crescent will be along shared zones before dropping into basements to minimise vehicular movement within the site. A series of precincts address Wilf Crane Crescent. Each precinct includes wide landscape frontage, residential address and passive surveillance of the public realm. Movement through the site will be promoted between each precinct, and a pedestrian pathway will meander around the perimeter of the site which equates to 1.8km length. At the heart of each precinct is a wide communal green. The majority of landscape will be community title to ensure consistency of design and quality of maintenance.

Up to 300 luxury apartments and townhouses are envisaged within small building footprints, arranged in the landscape, allowing easy adaption to topography and providing permeability throughout. Buildings will be up to 3 storey plus attic, the roof design replicating the pitch of heritage buildings within the site. All parking is provided within basements, following the building footprint, to ensure a pedestrian orientated environment; and minimise site coverage whilst maximising deep soil canopy tree planting.

An aged care / retirement living precinct will promote ageing-in-place and make use of heritage assets to provide communal amenities and services. Other heritage buildings will provide public functions for the wider community such as offices and restaurant / bar / cafe overlooking the oval.

Design Statement – Landscape Architect

Paul Bangay Studio

LANDSCAPE DESIGN STATEMENT

The landscape design for the Yarralumla Forestry Precinct establishes a high-quality, park-like environment that respects Country, retains significant trees, and enhances the heritage character of the site. The proposal delivers a cohesive public realm and a series of refined garden spaces that support the redevelopment's residential, community, and civic functions.

CONNECTION TO COUNTRY

The design acknowledges the site as Ngunnawal and Ngambri Country and responds to its cultural and ecological significance. Existing canopy trees and soft ground conditions are retained wherever possible to preserve the experience of moving through shaded, mature landscape. New planting complements these values and reinforces the site's long relationship with trees, stewardship, and seasonal change.

HERITAGE INTEGRATION

The precinct's European heritage buildings, originally associated with the national forestry school and later CSIRO research, are retained as visual and community landmarks. The landscape reinforces their prominence through structured planting, natural stone paving, and clear pedestrian connections that respect historic alignments and sightlines.

TREE AND PLANTING STRATEGY

The existing arboretum character is strengthened through the retention of key specimens and the introduction of compatible species including maples, elms, magnolias, birches, pears, and oaks. Understorey planting uses classic, evergreen structure with seasonal highlights, creating a refined and cohesive garden character. Rolling lawns provide openness and reinforce the parkland setting.

PUBLIC REALM AND MATERIALS

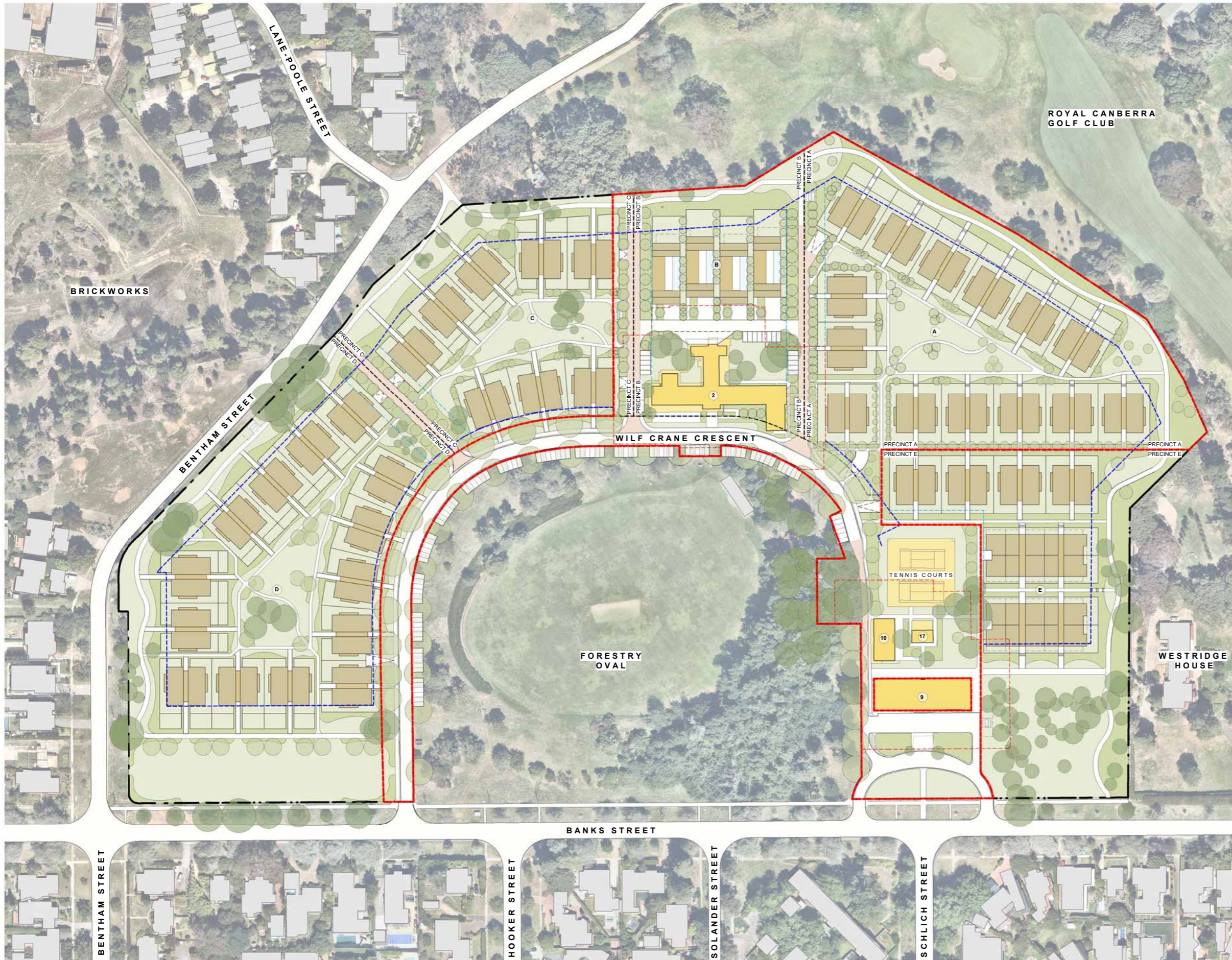
The public realm is unified through high-quality materials including natural stone paving, premium furnishings, and a consistent lighting and streetscape palette. Path networks improve accessibility and encourage movement through the site, while maintaining the informal, shaded qualities that define the precinct.

OPEN SPACE AND COMMUNITY USE

Large lawn areas, shaded paths, and garden rooms provide flexible spaces for recreation, gathering, and quiet enjoyment. These spaces support community life and reinforce the site's identity as a place of learning, research, and connection to landscape.

OVERALL INTENT

The proposal delivers a landscape that is respectful, contemporary, and enduring. It celebrates the site's Indigenous, scientific, and architectural histories while providing a luxurious, high-amenity environment for future residents and visitors. The design strengthens the precinct's identity, enhances biodiversity, and contributes positively to the character of Yarralumla.



PRECINCTS & BUILDINGS

- A** PRECINCT A
14x 3-STORY RESIDENTIAL BUILDING
100 UNITS
- B** PRECINCT B
4x 2-STORY TOWNHOUSE BUILDING
4 TOWNHOUSES
- C** PRECINCT C
8x 3-STORY RESIDENTIAL BUILDING
TBC UNITS
- D** PRECINCT D
14x 3-STORY RESIDENTIAL BUILDING
TBC UNITS
- E** PRECINCT E
8x 3-STORY COMMERCIAL ACCOMMODATION (RETIREMENT)
TBC UNITS
- 2** BUILDING 2 - FORESTRY HOUSE
- 9** BUILDING 9 - AUSTRALIAN FORESTRY SCHOOL
- 10** BUILDING 10 - INDUSTRIAL MUSEUM / FORESTRY & TIMBER
BUREAU OFFICES
- 17** BUILDING 17 - SEED STORE

LEGEND

- BOUNDARY
- BOUNDARY SETBACK
- OPEN SPACE CORRIDOR
- 20M RESIDENTIAL EXCLUSION ZONE
- WORKS APPROVAL - STAGE 1 DEVELOPMENT
OFFSITE WORKS INCLUDING CARPARKING,
FOOTPATH
- SHARED ZONE
- HERITAGE BUILDING AND HARDSTAND
TO BE RETAINED
- PROPOSED BUILDING
- EXISTING TREES
- PROPOSED TREES



PROPOSED CONCEPT SCHEDULE MASTER PLAN

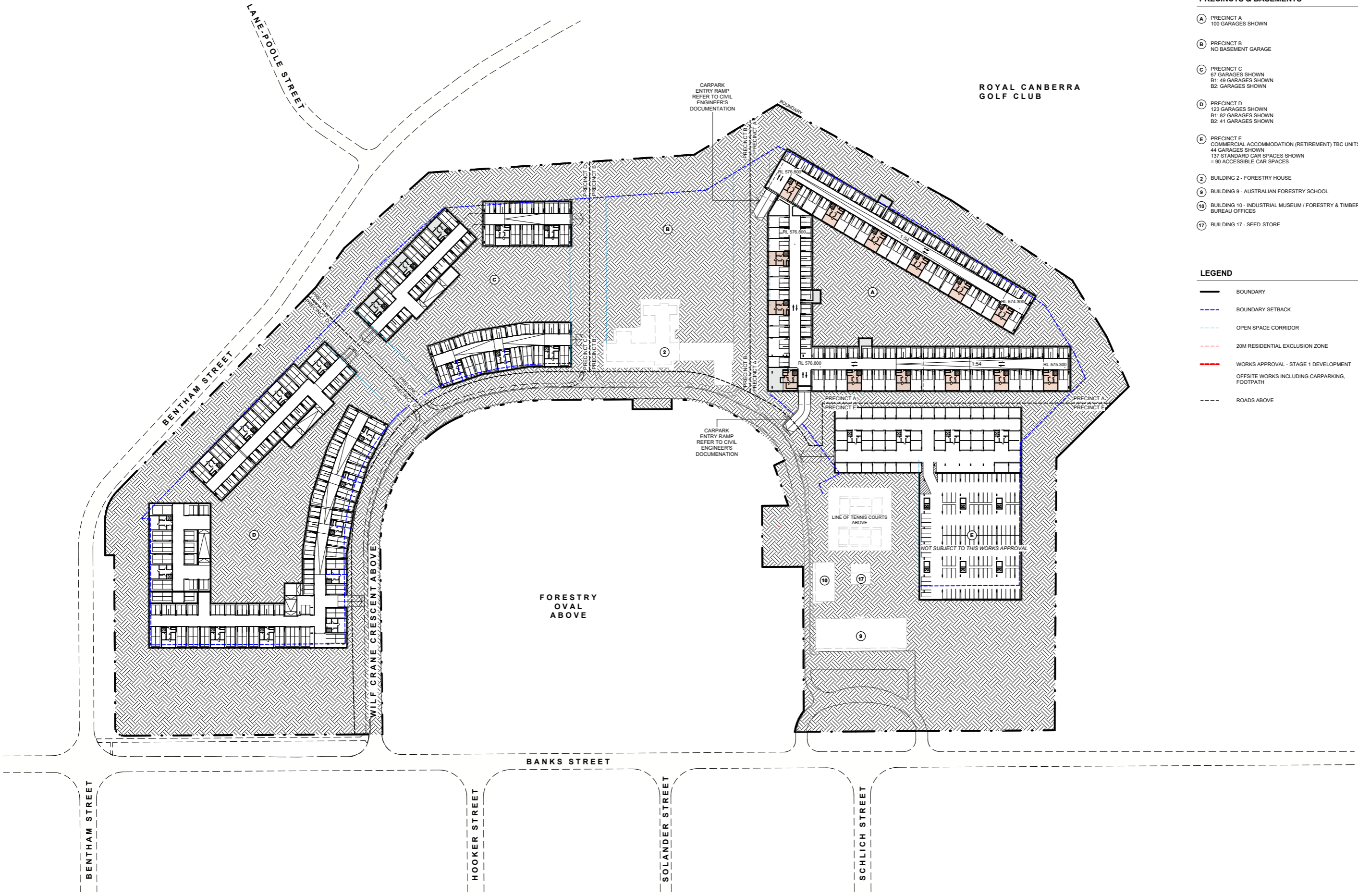
LANDUSE	DESCRIPTION	SIZE
Green	Open Space / Greenery	16,027 m ²
Light Green	Heritage Land	15,270 m ²
Dark Green	Heritage Green	13,870 m ²
Light Blue	Central Public Open Space	4,399 m ²
Dark Blue	Heritage Precinct	1,888 m ²
Light Brown	Heritage Precinct	6,443 m ²
Dark Brown	Heritage Precinct	3,017 m ²



PAUL BANGAY
THE STUDIO

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ISSUE DATE: 08 May 2024
PROJECT TYPE: CONCEPT DESIGN
SCALE: 1:500 @ A0 (PLAN) 1:100 @ A1 (SECTION)
ARCHITECT: STEWART ARCHITECTS
LANDSCAPE ARCHITECT: GIL CHURCHILL
CLIENT: BGC
PROJECT NAME: FORESTRY PLACE, WARRALLACRA, VIC
SITE: FORESTRY PLACE
SITE AREA/LEVEL: 10,000 m² / 100m AHD
DATE: 08 May 2024
DRAWING TITLE: MASTER PLAN
DRAWING TYPE: PRELIMINARY CONSTRUCTION

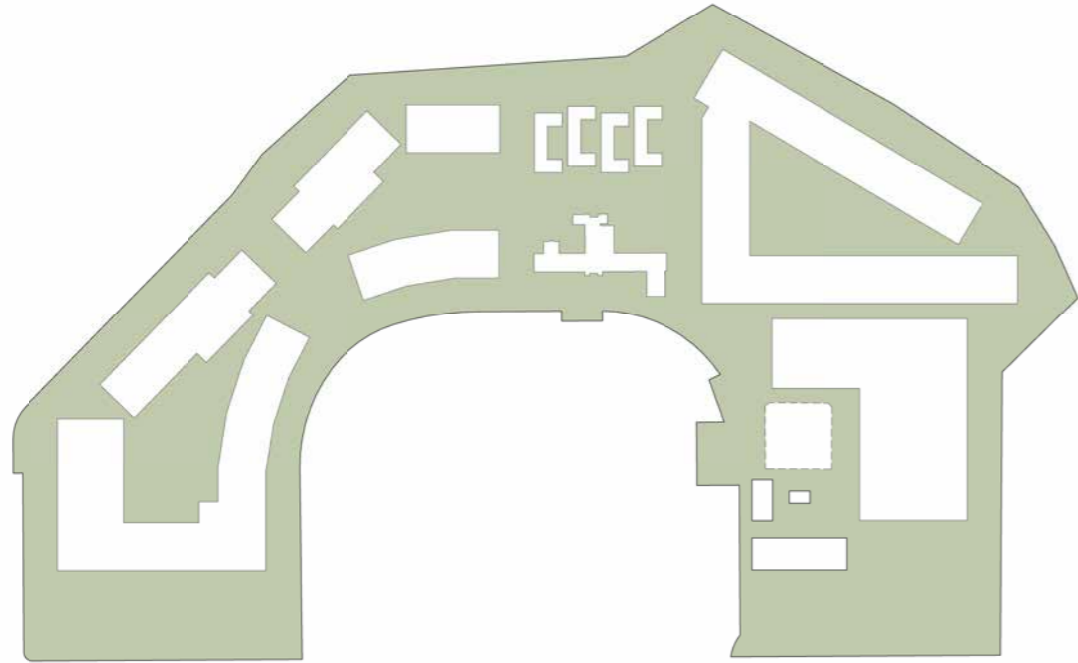


PRECINCTS & BASEMENTS

- (A) PRECINCT A
100 GARAGES SHOWN
- (B) PRECINCT B
NO BASEMENT GARAGE
- (C) PRECINCT C
67 GARAGES SHOWN
B1: 49 GARAGES SHOWN
B2: GARAGES SHOWN
- (D) PRECINCT D
123 GARAGES SHOWN
B1: 82 GARAGES SHOWN
B2: 41 GARAGES SHOWN
- (E) PRECINCT E
COMMERCIAL ACCOMMODATION (RETIREMENT) TBC UNITS
44 GARAGES SHOWN
137 STANDARD CAR SPACES SHOWN
= 90 ACCESSIBLE CAR SPACES
- (2) BUILDING 2 - FORESTRY HOUSE
- (9) BUILDING 9 - AUSTRALIAN FORESTRY SCHOOL
- (10) BUILDING 10 - INDUSTRIAL MUSEUM / FORESTRY & TIMBER BUREAU OFFICES
- (17) BUILDING 17 - SEED STORE

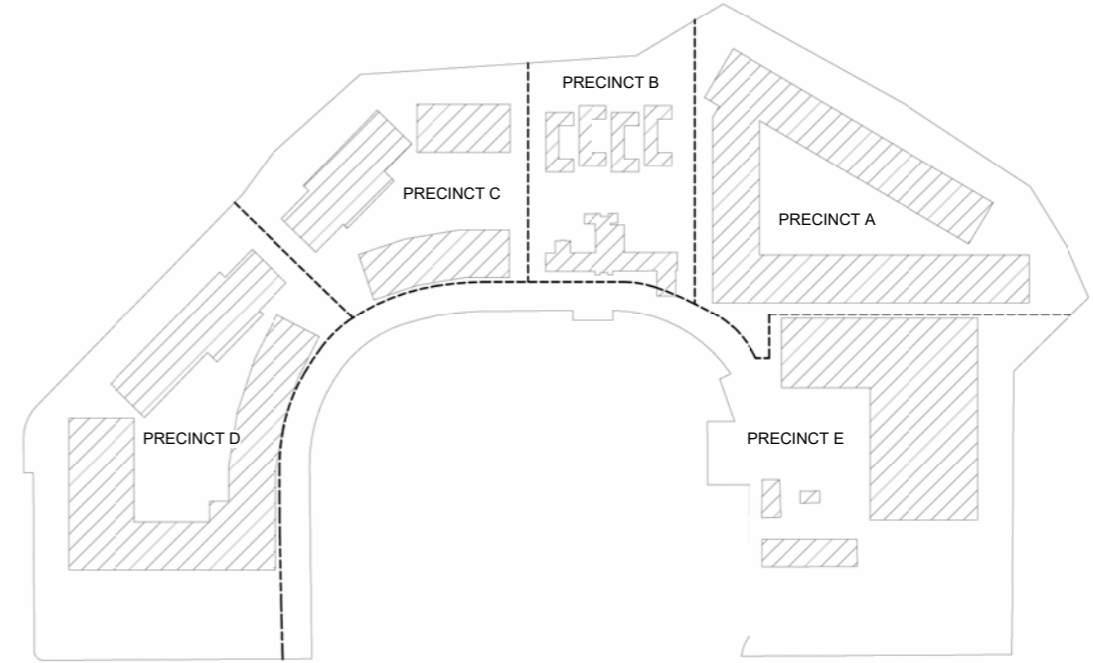
LEGEND

- BOUNDARY
- BOUNDARY SETBACK
- OPEN SPACE CORRIDOR
- 20M RESIDENTIAL EXCLUSION ZONE
- WORKS APPROVAL - STAGE 1 DEVELOPMENT
- OFFSITE WORKS INCLUDING CARPARKING, FOOTPATH
- ROADS ABOVE



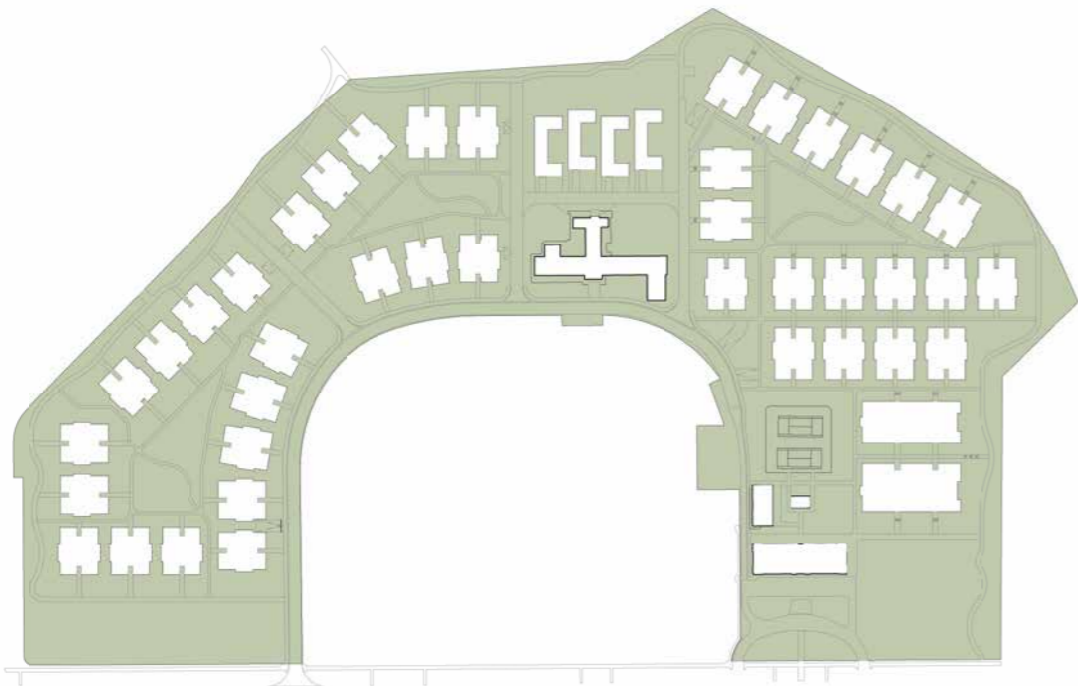
DEEP SOIL

A MINIMUM 45% OF THE SITE IS TO ACCOMMODATE DEEP SOIL ZONES FOR RETAINING EXISTING TREES AND RENEWAL OF LANDSCAPING ACROSS THE SITE (NCP AMENDMENT 97- LANDSCAPE).
 45% OF THE 109,364m² SITE AREA = 49,214m².
 THE PROPOSED DEEP SOIL IS 70,341m² (64.3% OF THE SITE AREA).



DEVELOPMENT FOOTPRINT

THE MAXIMUM DEVELOPABLE AREA OF THE SITE IS 41,50m² (NCP AMENDMENT 97- DEVELOPMENT FOOTPRINT).
 THE PROPOSED DEVELOPABLE AREA IS 37,600m².



OPEN SPACE

A MINIMUM OF 60% OF THE SITE MUST BE SET ASIDE FOR OPEN SPACE. WITHIN OPEN SPACE AREAS MINOR STRUCTURES AND OTHER ELEMENTS SUCH AS PATHS, DRIVEWAYS, SIGNAGE ARE PERMITTED (NCP AMENDMENT 97- LANDSCAPE).
 60% OF THE 109,364m² SITE AREA = 65,618m².
 THE PROPOSED OPEN SPACE IS 82,010m² (74.9% OF THE SITE AREA).



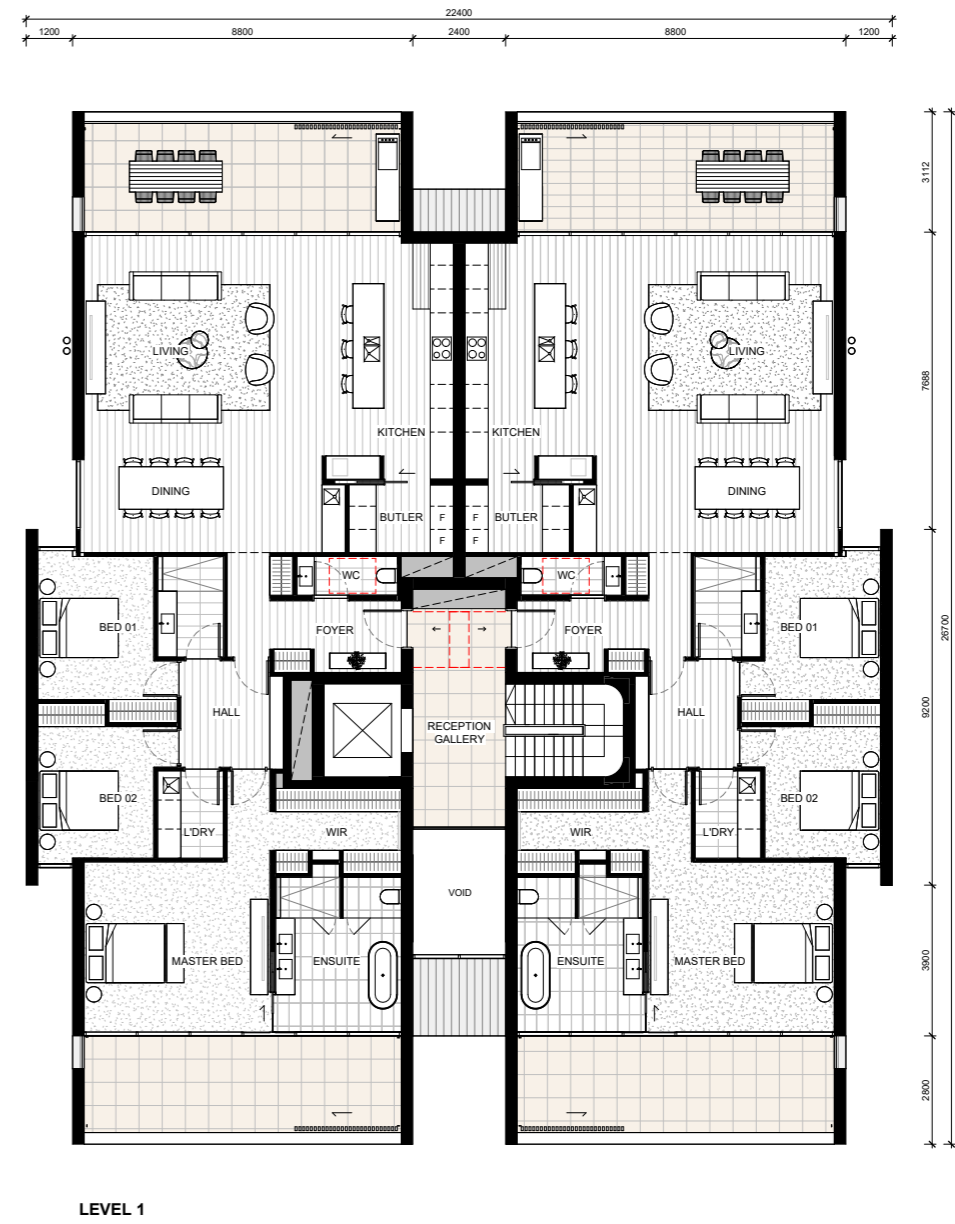
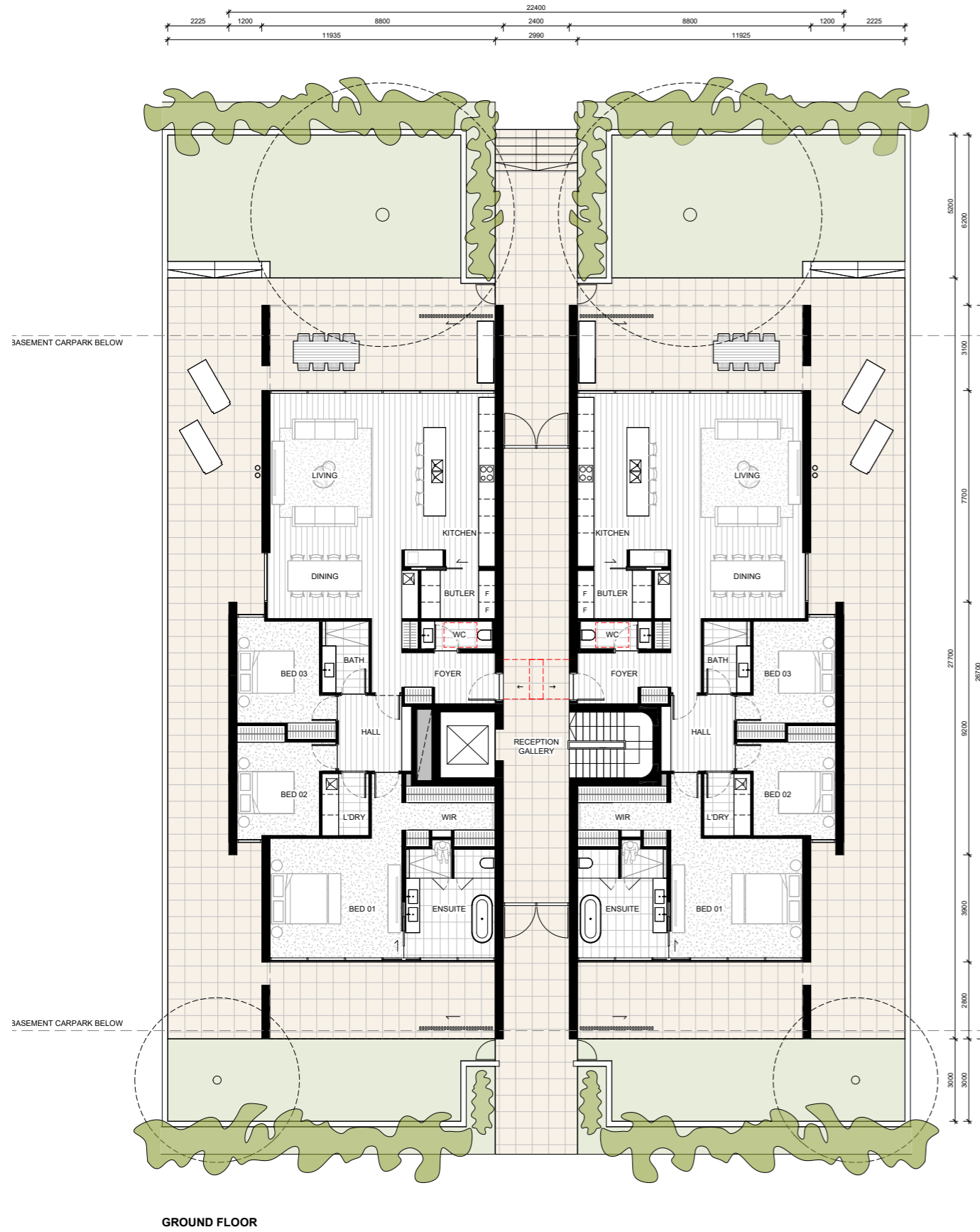
BOUNDARY & INTERNAL SETBACKS

MINIMUM BUILDING SETBACKS ARE IDENTIFIED TO SITE BOUNDARIES (NCP AMENDMENT 97- FIGURE 115).
 DEVELOPMENT ZONES ARE IDENTIFIED WITHIN THE SITE (NCP AMENDMENT 97- FIGURE 115).
 THE PROPOSED DEVELOPMENT PROVIDES SOME MINOR ARTICULATION ELEMENTS WITHIN SETBACKS AND OUTSIDE DEVELOPMENT ZONES TO PROVIDE VISUAL INTEREST.

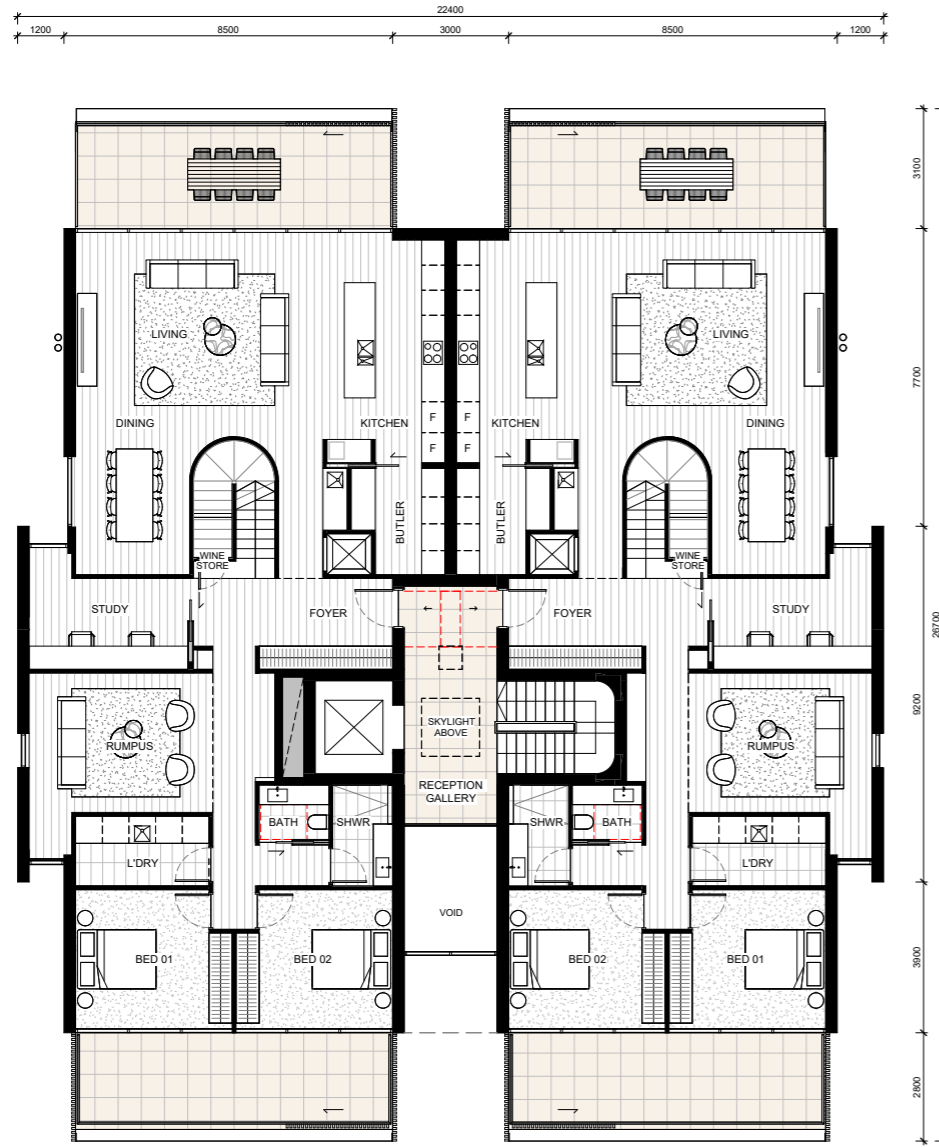


Forestry Place

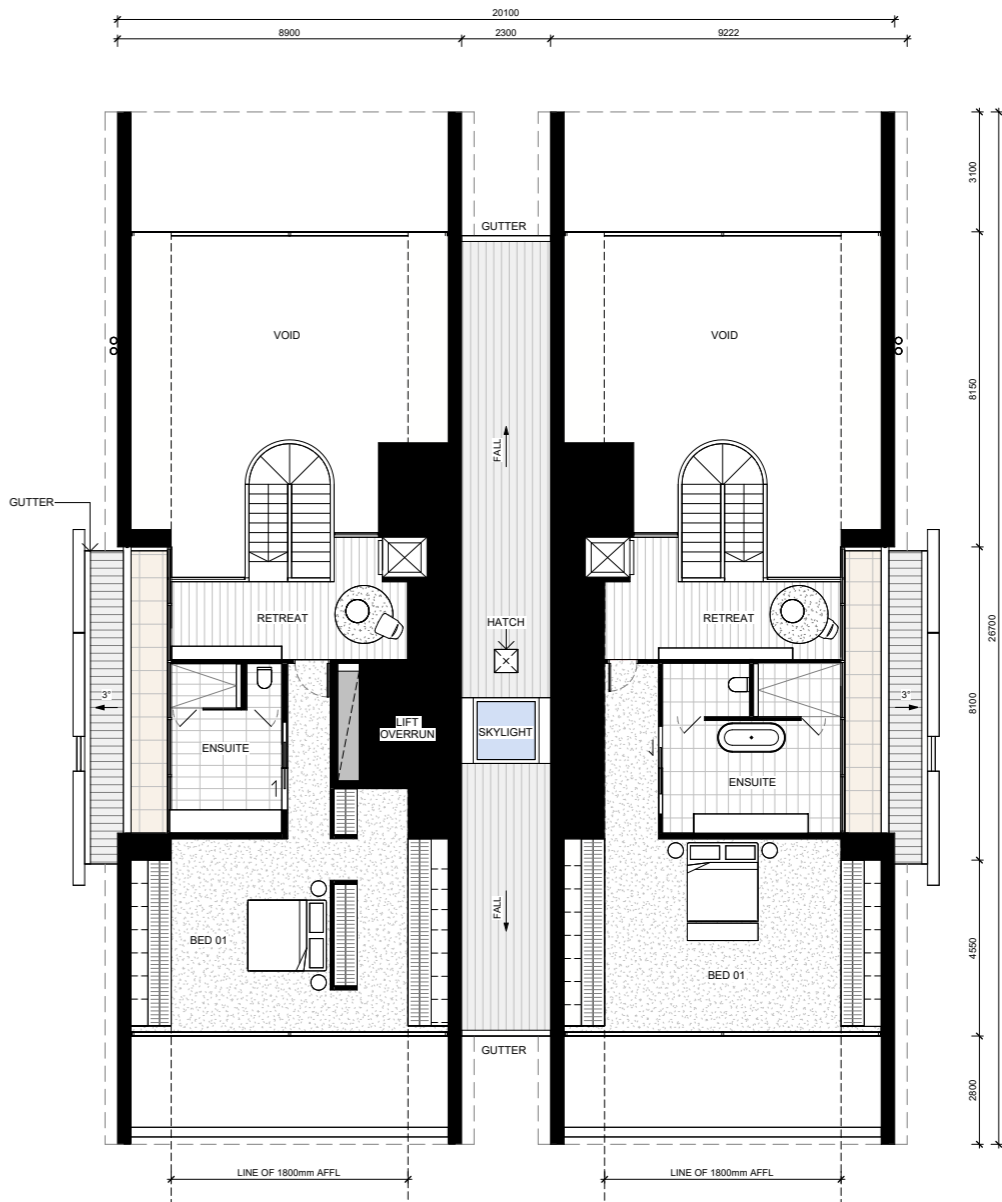
Typical Apartment - Ground Floor, Level 1



Forestry Place
 Typical Apartment – Level 2, Attic



LEVEL 2 PLAN



ATTIC PLAN

Forestry Place
Block 7, Section 4 Yarralumla



Forestry Place
Block 7, Section 4 Yarralumla



Forestry Place
Block 7, Section 4 Yarralumla



Forestry Place
Block 7, Section 4 Yarralumla



Thank You