First look at homes proposed for Yarralumla jewel -First look at homes proposed for Yarralumla jewel | Region Canberra (14 November 2026 | By Ian Bushnell)



An artist's impression of a section of the apartments and common. Images: Stewart Architecture.

More than 100 low-rise luxury apartments and townhouses have been proposed for the first stage of the Forestry Place development in desirable Yarralumla.

The Canberra consortium which bought the prestigious, heritage-listed, 10.9 hectare former CSIRO Forestry Precinct last year from the Shepherd Foundation charity has submitted a Works Approval (WA) application to the National Capital Authority.

The site went on the market in August 2025 and was purchased by Yarralumla Green Pty Ltd, whose directors are Canberra property figures Paul Powderly and Andrew Redwin.

Mr Powderly is Colliers International National Director of Development and Mr Redwin is director of construction company Bloc.

The purchase came with an approved amendment to the National Capital Plan, allowing 300 apartments, a small 3500 sqm boutique hotel, a 9000 sqm aged care facility and 2600 sqm of commercial offices.

Other land uses include a cafe, bar and/or restaurant, limited to 600 sqm.

Amendment 97 rezoned the land from community facility to mixed-use and set out a range of conditions for the site.

The final masterplan developed by Stewart Architecture and Paul Bangay Landscapes includes five precincts, set around the public Forestry Oval. This WA covers three of them.

Proposed are 97 three-storey plus attic apartments across 14 buildings in Precinct A, four two-storey townhouses and an adapted heritage building containing a concierge, office, restaurant/cafe and waste collection in Precinct B, and a communal gym and clubhouse in adapted heritage buildings and refurbished tennis courts in Precinct E.

Dwelling sizes will range from one to five bedrooms, with generous internal areas and a focus on adaptability. The homes adopt a pitched roof architecture designed to be in keeping with the area.

The WA says the Precinct A apartment buildings are arranged around an expansive green, each having a central lobby with entry from each side of the building and direct access to communal landscape spaces and the surrounds.

Each building contains between six and eight apartments, all orientated to balance outlook, privacy and access to sunlight, and stepped with the topography to allow long-range views.

The are no internal roads planned within the precinct, and parking is provided in EV-ready garages beneath the buildings.





The masterplan, with Stage 1 bordered in red.











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In Precinct B, the townhouses will overlook Royal Canberra Golf Course and boast north-facing private courtyards including pools.

The adapted heritage building that overlooks the oval will include a new outdoor dining terrace, with commercial parking at the rear of the building.

All ground floor apartments will include private courtyards of more than 36 sqm and many will extend around three sides, while all upper floor homes will include balconies greater than 12 sqm.

Floor-to-floor heights of 3.6 m allow 3 m ceilings throughout habitable areas, which, combined with full-height glazing, should ensure light-filled living spaces.

All residential dwellings are designed to the Liveable Housing Gold standard to promote ageing in place.

Residents and visitors will be able to walk through the site on paths, with access to and from key locations such as from Bentham Street to the oval.

A new footpath around Wilf Crane Crescent and a 2.5 m wide pathway around the property boundary shared with the Royal Canberra Golf Course and Westridge House will create a 1.8 km walk around the perimeter of the site.

Another new footpath will be provided along Banks Street to connect with Bentham Street, the nearby shops and onto Lake Burley Griffin.

Wilf Crane Crescent will be upgraded to provide a tree-lined street, and there will be wide landscaped verges in front of each building addressing the street, excluding the established heritage buildings.

Access to the residential precincts will be via slow-speed shared zones. At the heart of each precinct will be a wide communal green, and most of the landscape will have community title to ensure consistency of design and quality of maintenance.

The master plan includes open space of about 73 per cent of the site area, and tree retention, new plantings and landscaping is intended to preserve a park-like environment that respects the site's history and heritage.

Two previous applications have been submitted – for the demolition of non-heritage listed buildings and associated hardstand and the removal of unsafe trees.

Future stage/s will include 72 apartments in eight buildings in Precinct C, 127 apartments in 14 buildings in Precinct D, an adapted heritage building for community facility reception, lounge, dining, and administration, and aged care / retirement living units in Precinct E.

The Yarralumla Residents Association had called for the development to be scaled back so issues such as underestimated traffic impacts could be alleviated.

It also said there was no long-term plan for managing the heritage areas.

In 2021, the NCA limited development on the site to three storeys plus an attic.

CSIRO sold the site to Gunyar Pty Ltd, representing the Shepherd Foundation, in June 2002 with a 20-year lease allowing CSIRO to retain control of the property until 2022.

Comment on the Works Approval closes on 27 November.