



Legislative Assembly for the
Australian Capital Territory

Standing Committee on Environment
and Planning

Submission Cover Sheet

Inquiry into DPA-07 - Former Braddon Bowls Club

Submission number: 014

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To: [LA Committee - Environment](#)
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Dear Committee,

In over 10 years of looking at planning issues in Canberra, and across Australia, this is the worst example of spot rezoning I have seen. Not only has the planning authority approved the demolition of a once thriving community bowls club, but now the authority is recommending a rezoning to allow an island of 6 storey apartments in the middle of a low-rise residential area. To say this would be poor planning would be an understatement.

The planning authority appears to be intent on creating high density zoned land at the expense of community facilities even though there are already many nearby areas of high density residential zoned land that have been sitting vacant or undeveloped for years.

Far from using the planning law to regulate development to create healthy, vibrant communities, the planning authority is proposing soulless, conflict-prone communities, while handing millions of dollars of windfall gains to a small number of select property developers (see https://www.parliament.act.gov.au/__data/assets/pdf_file/0011/3050489/Submission-03-North-Canberra-Community-Council.pdf). I'm not sure if the planning authority misunderstands the purpose of planning zones, or if they are completely captured by the property development industry.

The purpose of planning zones is to group similar developments to minimise conflicts between neighbours while ensuring the availability of land for uses with high social value. This proposal is in direct opposition to this purpose and should not be approved.

Kind Regards,

Marcus Hipkins

