



**Legislative Assembly** for the  
**Australian Capital Territory**

Standing Committee on Environment  
and Planning

# Submission Cover Sheet

## Inquiry into DPA-B – Forrest Section 19 Blocks 5, 6, 9, 11 and 12

Submission number: 007

Submitter: Forrest Residents Group

Date authorised for publication: 6 November 2025

## **Formal Submission: Objection to DPA-B Forrest Section 19 Rezoning**

**Re: Draft Plan Amendment B – (DPA-B) Forrest Section 19 Blocks 5, 6, 9, 11 and 12 rezoning from Commercial CZ6 and Residential RZ1 to Commercial CZ5 Mixed Use.**

### **Introduction**

The Forrest Residents Group (FRG) made an earlier formal submission on 6 April 2025 providing comments on the proposed rezoning of Section 19, Blocks 5,6,9,11,12 Forrest from CZ6 and RZ 1 to CZ5. That submission related to the proposal as put forward for public comment to restrict building heights to 7 storeys; require landscaping along the Dominion Circuit frontage in consideration of the residential area on Dominion Circuit; and set limits on the vehicular access and driveways on Dominion Circuit. This submission's primary focus and concern is as follows:

1. **Zone changes:** from RZ1 Suburban Zone and CZ6 Leisure and Accommodation to Commercial CZ6 Mixed Use Zone.
2. **Height implications.**
3. **Traffic and Parking.**

**1. Zone changes from RZ1 suburban and Commercial CZ6 Leisure and Accommodation to Commercial CZ5 Mixed use zone (including commercial accommodation).**

Forrest is one of the earliest Canberra suburbs with several heritage precincts. It includes significant housing from the 1920's and mid-century and much of the suburb is covered by Garden City Principles. The suburb also embodies many of the National Capital characteristics of a leafy and well laid out environment. The Inner South District Strategy identifies Sustainable Neighbourhoods as one of its 5 Big Drivers. To be sustainable, such neighbourhoods would require "New residential development ... of a height and density appropriate to neighbourhood characteristics and amenities", and the Inner South District's Strategy describes these characteristics as being "leafy suburbs, beautiful streetscapes and a mix of old and new buildings", "heritage heart of natural and cultural history", and having "a sense of community". The area surrounding the proposed rezoning, including the residential areas opposite on Dominion Circuit, illustrate this character well.

Far from resisting development, Forrest has already embraced many changes (and increases to housing) including apartments (but not 7-10 storeys) and also townhouses. Mixed Use Zoning on the other hand is neither consistent with the character of Forrest nor the needs of the suburb. The commercial needs of the area have already been met by Businesses in Manuka (and a small family run motel in Forrest itself). Importantly, the areas impacted by the proposed zone changes are cultural, social, sporting and religious that should not be subject to an adjacent

mixed use zoning.

**2. Height implications.**

Our principal concern is with the potential height and bulk of such a development along the Dominion Circuit frontage in such close proximity to 1 and 2 storey residences across the street. A 7-storey development immediately opposite low rise residential housing would also compromise the Outcomes to be achieved in the Planning Technical Specifications (Commercial Zones) 2024. These proposed zoning amendments would lead to a development totally incompatible with the essence of Forrest in terms of scale, height, form and environment. The current rezoning proposal is incompatible with the adjacent Canberra Avenue height limits of 3-4 stories - National Capital Authority (NCA) controlled, which provides an effective traffic sound barrier for adjacent areas of Forrest. The normal and sensible planning approach (and applied to Canberra Avenue) is that there is a transition or 'step down' from say a 4-storey office or apartment building to 1-2 story residential areas. The impact on existing Dominion Circuit residents would also be negative and substantial, and the proposal of 7 stories plus plant (totalling approx. 24m) would adversely impact on the amenity of existing residences well beyond Dominion Circuit and could undoubtedly be used as a precedent for further 7 storey/high rise developments in Section 9 and potentially other parts of Forrest, and even wider Canberra.

**3. Traffic and parking.**

Additionally, traffic and parking are under pressure in this area. Should any future development include a hotel, this would inevitably increase traffic and noise, potentially extending into the night. Furthermore, a public school with many children arriving on foot, cycle or parents' cars every day are subject to risk from increased traffic. Of particular concern would be approvals for apartments that did not provide for adequate parking within their precincts.

In summary, the proposed rezoning is neither consistent with the current nor intended continuing character of Forrest and Outcomes already stated by the ACT Government for the National Capital. We hope that better consultation with residents and those making submissions can occur prior to decisions being made that would be injurious to many and beneficial to few.

Elizabeth Goodbody

Chair, Forrest Residents Group

17 October 2025.

Please acknowledge our submission.