



Inquiry into DPA-07 - Former Braddon Bowls Club

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Planning and Sustainable Development

Reference: Territory Plan Amendment DPA-07

Hearing: 18 June 2026

In relation to: Consideration of impact of development on adjoining area

Question received: 25 June 2026

Answer Due: 3 July 2026

The District Strategy highlights the need for landscape forms and built form character elements that define established areas to be respected and protected alongside new development. Directorate officials referred to the Territory Planning Authority forming 'its own view about the potential impacts of the zoning change'. The proponent is suggesting a development of 4 and 6 storeys across Block 16, including that part of the site subject to DPA-07. The height of development in the adjoining areas is in the main single storey. The proponent does not really address the contextual impact of the development e.g. character, streetscape, overlooking, overshadowing, bulk, scale, transition between zones, heights etc.

Does the Territory Planning Authority consider there needs to be a cohesive and well-integrated overall masterplan for the whole of the section (broader area) to guide how the site should be developed?

Chris Steel MLA: The answer to the Member's question is as follows:

The ACT Planning framework supports coordinated and integrated planning through the ACT Planning Strategy, the District Strategies and the Territory Plan. These strategic planning documents are intended to guide the long-term development of precincts and ensure that new development responds appropriately to its surrounding context.

Draft Plan Amendment 07 (DPA-07) is a proponent-initiated amendment under the *Planning Act 2023*. As part of the statutory process, the Territory Planning Authority considered the proposal against the relevant strategic planning framework, including the applicable District Strategy and Territory Plan, and undertook public consultation before providing the draft MPA to the Minister for transmittal to the Committee.

While the Territory Planning Authority recognises the importance of achieving well-integrated development outcomes, the planning system does not require a separate master plan for every redevelopment site. Instead, proposals are assessed against the strategic planning framework, including the relevant District Strategy, Territory Plan provisions and applicable planning policies, which collectively guide land use, built form, neighbourhood character, movement networks, public realm and transitions to surrounding development.

However, it should be noted that the informal planning document, the *City and Gateway Urban Design Framework* (2018), included part of Braddon, including Block 16 Section 25 Braddon, in the study area. The intent of the City and Gateway Urban Design Framework was to set expectations and guide future development and urban renewal in the city and gateway corridor.

If DPA-07 is approved, any future development proposal for the site would still be required to undergo the relevant development assessment process. This process considers matters such as design quality, building height and scale, streetscape, amenity, overshadowing, overlooking, landscaping, relationship to adjoining sites and other applicable planning requirements before development approval can be granted.

Approved for circulation to the Standing Committee on Environment and Planning

Signature: 

Date:

By the Minister for Planning and Sustainable Development, Chris Steel MLA

3 / 7 / 26