



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: 021.1

Submitter: Community Group (Block 16 Section 25 Braddon)

Date authorised for publication: 2 July 2026

Longer Statement to SCEP, Block 16 Section 25 Braddon

18 June 2026

(By Terry Beven on behalf of residents and stakeholders of the South East Braddon Precinct surrounding Block 16 Section 25 Braddon.)

Thank you Chair and Committee Members.

My statement with regard to DPA-07 for the Northern 'half' of Block 16 on Farrer St is on behalf of a large group of residents and stakeholders of the South East Braddon Precinct surrounding Block 16. Over 50 residents supported the submission made to this enquiry; many also made personal submissions.

Rezoning of any part of Block 16 to RZ4, or retaining CZ6 yet enabling residential development to RZ4 standards, would unleash potential development up to 4 to 6 storeys. The Territory Plan refers to appropriate transition and a need for size and scale of development to align with the surrounding area. RZ4 rezoning of the block or CZ6 densified, multi-storey residential development, would fly in the face of the Territory Plan.

Relatedly, 649 residents signed E-Petition 044-26 requesting that "Block 16 Section 25 Braddon is retained for community, social and recreation purposes", and to "pause the development application [DA202443065, for the Southern 'half'] until an assessment of community needs can be undertaken such that any redevelopment consider building character and size, landscape, interface with the public domain and impact on traffic movement along Elder and Farrer Streets". DA 202443065 would *inter alia* remove child care - a use the developer had sought - replacing it with a three to six storey hotel, shops and facilities. We implore the Committee to see through the developer's tactics to uncover the developer's real intentions.

Community Amenity

Block 16's surrounding area is low-density, with strong education, sport, cultural, church and aged housing presences, many dating from Canberra's earliest days. The Heritage-listed Ainslie School and Ainslie Arts Centre are just across the road. Residents and stakeholders have consistently argued cogently against any high-scale development. Most importantly, current fragmented, profit-based proposals for Block 16 - including re-zoning or CZ6 residential development beyond existing, surrounding RZ1 restrictions - will have cumulative negative impacts that risk undermining the integrity of the Territory Plan for South East Braddon.

Planning Integrity

Rezoning or densification of any part of Block 16 is inconsistent with its rare status. High-intensity development is unsupported by strategic planning or comprehensive consultations. It has not been identified in the District Strategy for the Inner North. The developer's modus operandi has been to put forward a series of inconsistent, confusing, seemingly disingenuous proposals. The Committee should note the splitting of Block 16 arose partly from the developer's DA202240531 for lease purpose variations for a child care centre and green space, both since abandoned by the developer. Subdivision of Block 16 increased its value by some \$5 million.

More importantly, it positioned the developer to put forward a sequence of proposals alternately for the Farrer St and Elder St 'halves'; even a very similar proposal being switched from one side to the other. Such bald-faced 'slice and dice' tactics have only strengthened the surrounding community's common resolve to defend Block 16.

The focus of this enquiry (a proposal by the developer to re-zone the Farrer St 'half' of the block to RZ4 residential), and a potentially altered focus spurred by a very late proposal by the developer (to retain Block 16's CZ6 status yet still enable residential development to RZ4 limits), are only the latest of a number of alarming, incongruous thought bubbles, strange information sessions and eccentric development applications for Block 16 over the decade since the developer acquired it under intriguing circumstances.

Green Space & Heritage

Block 16 presents the opportunity to preserve and enhance accessible urban green space in inner north Canberra for truly beneficial uses. Our group's highest priority is to protect and maintain the community-purpose nature of Block 16. We thereby aim to foster a new beginning of local, grass-roots social engagement in Braddon and more broadly. Retaining real, substantial community land - particularly focused on productive social and recreational activities for all generations - is so important.

Conclusion & Call to Action

We urge the Committee to reject fragmented, high-intensity proposals. We ask that planning for Block 16 take place through a transparent, strategic consultative process. We submit that any development should be low-impact and compatible with the surrounding RZ1 zone. Our priority is for retention and enhancement of urban green space. We consider Block 16's future heralds a potential watershed for relations between ACT political leadership, planners and developers. Do not permit Block 16 to be torn apart; preserve it for real community use. We implore the Committee to reject the developer's apparent dissembling. Please reject dense, multi-storey development on any part of Block 16 Section 25 Braddon.

Thank you.