



**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: 008

Submitter: Name withheld

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**From:** [LACommitteeEconomics@parliament.act.gov.au](mailto:LACommitteeEconomics@parliament.act.gov.au)

**Sent:** Friday, 17 October 2025 6:15 PM

**To:** LA Committee - Economics

**Subject:** submission received

Proposed rezoning of Blocks 5, 6, 9, 11 and 12, Section 19 Forrest:	
Full Name :	
Email address:	
Physical Address:	
Phone number:	
Publication:	
Please select one of these statements:	I request that my name not be published with my submission [please explain why below]
Anonymity or Confidentiality:	Anonymity
Do you support the proposed amendment to rezone these blocks to Commercial CZ5 Mixed Use Zone (including commercial accommodation)?:	I do not support the proposed amendment; the consultation for such a major change (precedent setting) has been poor; the height is out of character away from a Group Centre; it's proposed near an 'avenue of approach' to Parliament House and will be taller than existing buildings on Canberra Ave.
Do you have any thoughts on how the site could be used in the future?:	The loss of the original land so quickly after an approved lease variation was disappointing, this itself needs to be reviewed. The site could be used for town house style development support ageing in place, and people living with disability and there should be a high % of affordable housing.
How do you think that the inclusion of commercial zoning will affect the local area?:	Commercial/public servant offices are concentrating in Barton - has demand south of Canberra Ave been assessed . There is a lot of long term vacant ground floor commercial space across Canberra . Small F& B supporting housing would be welcomed but competition with Manuka Group Centre wouldn't be.
How will the proposal to allow seven to eight storey buildings affect the local area?:	I do not support the proposed height. The proposal is taller than the Ainslie Football Club proposal, acting as a further incentive to Clubs to continue to seek lease variations for development because they have the

	available land. This leading to further loss of community land.
Have traffic and car parking been given adequate consideration? If not, how will the rezoning affect local residents?:	Intersections with Empire & Dominion CCTs and Canberra Avenue are not signalised and are already very dangerous during peak hours, increasing development will worsen this. On street parking is already heavily used by APS during the day and new builds need dedicated parking for paid support workers.
Do you think that the proposed rezoning will affect the environmental and heritage values in the area? If not, why?:	Any large scale development will have an environmental footprint especially with the implementation of the tree canopy policy. The Realm complex works in Barton (scaled heights) but changes were only made in response to intense community push back to protect Barton's Garden City heritage listing.
If approved, are there any conditions you would like to see incorporated into the decision, for example community or public housing, affordable housing, green space, setbacks or other design principles?:	The site must have set backs, scaled heights (less than 7 storeys) and good design principles. Despite strong advocacy by community groups we lost all social and affordable housing in the Inner South, a high % should be a condition given it was once community land subsequently sold for profit.
Do you support that this proposed amendment will set a precedent for other blocks away from Group Centres across Canberra?:	I do not support the proposed amendment because of the precedent this will set for Canberra. We need more medium density housing options not high density away from Group Centres. Let's not make the same mistakes as Sydney and Melbourne.
Do you have any other comments about the draft major plan amendment you would like to share?:	Such a major change requires more proactive community engagement across Canberra. It is unreasonable to expect Canberrans to review/understand 22 technical documents -ACT Planning should provide an independent summary. Those who objected previously were not automatically notified about the Inquiry.
Would you like to speak to the Committee at a public hearing?:	No
I understand that I cannot share my submission until the Committee publishes it.:	Yes