



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: 011

Submitter: Dorothy Barclay and Mark Waldren

Date authorised for publication: 27 November 2025

Please find below some key points to assist the discussion tomorrow. These summarise the critical arguments from the pack prepared for the Minister, as well as some additional notes from our DRP sessions.

Please do let us know how the discussion goes tomorrow.

Contextual Reasoning

- Section 19 Forrest is identified in the Inner south District Strategy as a "Key Site" which has the potential to be rezoned to CZ5 mixed use. Objectives of CZ5 mixed use zoning include to *Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres.*
- The Inner South District Strategy states: ACT has only a limited amount of available land left for new suburbs. *Future growth will mean gradually transforming current suburbs to use the city's finite land more efficiently and effectively. This means increased density. Quality can come with quantity. Excellent social, economic and community benefits can flow from density done well*
- The development of larger quality apartments, such as our proposal, will allow older residents of Forrest and surrounds to downsize, freeing up larger suburban dwellings for families.

Section 19 Masterplan

- Our Masterplan for Section 19 results in site coverage increasing from approximately 19% to 26%, which is more appropriate for a Section nominated as a '**Key Site for future development.**' Despite the increased density, **hardstand is reduced and soft landscape increased.**
- Proposing additional height creates the ability to **provide greater separation between buildings and therefore significant green space** and amenity to the developments.

Overshadowing

- Buildings are sited to optimise solar access to, through, and between the Blocks; particularly in winter. Buildings gradually step down from the North to ensure adjacent RZ2 properties are **not overshadowed before 2:30pm mid-winter**
- At the equinox, the proposal results in no overshadowing past the Dominion Circuit verge **until 3pm.**

Block 11

Height

- The proposal is in keeping with the established height character along National Circuit; one of Canberra's most significant circuits.
- This includes established heights in Barton (26.250 - 30.340m building height from kerb),

Architectural Character

- The proposal provides high-quality and enduring residential apartments appropriate to their location on National Circuit.
- The architecture will be crisp and formal in nature: echoing the prestige and prominence of other developments along National Circuit.
- Buildings will be softened with their landscape interfaces: deep rooted gardens giving opportunities for lush landscape spaces.

Blocks 5&6

Height

- The NCDRP were supportive of the 8 residential storeys proposed to Blocks 5&6,
- 8 residential storeys to Blocks 5&6 achieves the **same maximum height** as the previously approved hotel for the adjoining Block 9 (7 storeys plus plant),
- 8 residential storeys is approximately 5m lower in height than 7 commercial storeys + plant.
- The proposed heights are in keeping with established heights along Dominion Circuits. With existing heights up to 8 storeys + plant on Dominion Circuit,

Architectural Character

- The proposal provides a **high-quality precinct** development with significant green space (canopy) and deep soil.
- Dominion Circuit buildings will utilise robust and timeless materials; softened with curved forms echoing the nostalgia of Forrest and its heritage architecture

Kind regards,

Hannah Walsh | Associate

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