



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: 009

Submitter: Inner South Canberra Community Council

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Inner South Canberra Community Council

To: LACommitteeEnvironment@parliament.act.gov.au.

SUBMISSION TO ENVIRONMENT & PLANNING COMMITTEE INQUIRY INTO:

- **DPA-B Forrest Section 19 Blocks 5, 6, 9, 11 and 12**

The ISCCC provided comments to the planning authority in October 2024 on the original DPA-B, raising a number of substantive concerns about it. It is therefore very disappointing that the Revised Draft makes no significant response to our concerns.

The ISCCC does NOT support this Revised Draft Plan Amendment, for the reasons set out below.

1. PRIOR CONSULTATION

This Draft Plan Amendment continues to be a totally inadequate response to the earlier community feedback, and fails to address the substantive concerns raised.

2. SECTION MASTER PLAN

The ISCCC proposed that a whole section Master Plan would be beneficial in setting the parameters for future redevelopment of Section 19 Forrest. However, all that the Revised Draft Plan Amendment does is to extend the *CZ5-Mixed Use* zone, formerly proposed to apply only to Block 9, to include Blocks 5,6,11 &12 as well. This does not exhibit any of the thoughtful and sensitive approach to rezoning that we would have hoped to see in a professional Section Master Planning exercise.

3. ALTERNATIVE RESIDENTIAL ZONES

The ISCCC proposed that the more appropriate zoning for blocks fronting Dominion Circuit would be *Residential*, rather than *Commercial - Mixed Use*. This was based on advice that the redevelopment proposal for Block 9 would be purely residential and because the blocks on the south side of Dominion Circuit were all Residential *RZ2*. We noted that the *Residential Zones Specifications 2024 (14.1(d)(i))* would limit the building height in *RZ5* zones to 3 storeys, within 50m of the boundaries of blocks in *RZ1*, *RZ2* or *RZ3*, and otherwise to no more than 6 storeys. It is still the view of the ISCCC that *Residential: RZ5* is the appropriate zoning for Block 9 (closest to Canberra Avenue), but Blocks 5&6 should be preferably limited to *RZ3*. *Commercial: CZ5 - Mixed Use* is not appropriate for Blocks 5,6 & 9 as Dominion Circuit is a residential area, and Manuka Shops are nearby. *CZ5* would also allow excessive building heights along this frontage, with substantial adverse impacts on the amenity of the residences opposite.

As the ISCCC noted in its previous comments, the proposed *Commercial: CZ5 – Mixed Use* zoning would through the permitted seven storeys buildings result in significant overshadowing and overlooking of adjacent residential development; it would also possibly expose the National Jewish Memorial Centre to unsafe visual access and surveillance. The revised proposal is now for buildings 26 metres tall (equivalent to **eight** storeys)!

4. ASSESSMENT OUTCOMES

2A. *Vehicular access from Block 9 Section 19 to Dominion Circuit is limited...*”*Comment* : the meaning is unclear. We suggest instead : No vehicular access to Dominion Circuit.

2B. *Tall building elements and/or where ground floor commercial uses [sic] are adequately setback from Dominion Circuit to protect the residential amenity of located opposite [sic] Blocks 5,6 and 9 Section 19.*” *Comment* - this suggested outcome is too imprecise to be of any practical value.

5. CLIMATE CHANGE INITIATIVES

The Purdon report with the original Draft Amendment stated: *The principal opportunity for site planning controls to mitigate impacts of new development in relation to climate change is to identify the urban heat risk factors that apply to the site and incorporate appropriate urban heat mitigation measures. This is achieved through a micro-climate assessment.*”

But, as pointed out in the previous comments by the ISCCC, there are no controls in the proposed rezoning to *Commercial: CZ5 – Mixed Use* that will ensure these desirable measures will be achieved, through a *micro-climate assessment* or otherwise. In particular, we noted:

- There is no limit on *site coverage* in the proposed ‘CZ5’ zone. ‘Assessment Requirement’ 3 of the *Residential Zones Policy* is “a maximum of 50% of the original block area” in ‘RZ5’.
- There are no relevant requirements for *planting area* and *tree canopy cover* related to each block in the proposed ‘CZ5’ zone. The *Residential Zones Specifications* require a minimum of 25% of the *block area* in ‘RZ5’ for *planting area* and *tree canopy cover*.

CONCLUSION:

As previously, the ISCCC supports the site Master Plan layout (for Block 9) with a large, central open space which we assume allows deep rooted planting, but we do not support the excessive heights permitted, of the western building in particular. We also support the Master Plan in restricting vehicular access for Block 9 to the Franklin Street frontage only. However, we are concerned that these desirable features will not be realised with a *Commercial: CZ5 – Mixed Use* zoning. We consequently recommend

that *Residential: RZ5* is more appropriate for Block 9, whereas Blocks 5 & 6 should be *Residential: RZ3* .

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Colin Walters, Chair ISCCC

17 October 2025