



**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: 010

Submitter: Name withheld

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# Submission to the Standing Committee on Environment and Planning

## Inquiry into Draft Major Plan Amendment DPA-07

### Block 16 Section 25 Braddon — Former Braddon Bowls Club

From: [REDACTED]

[REDACTED] 7.05.2026

Thank you for the opportunity to make a submission to the Committee on DPA-07. As a long-term Braddon resident living in the immediate vicinity of the proposal, I have a strong interest in the planning outcomes associated with the proposed amendment and the potential implications for residential amenity, neighbourhood character and planning consistency within the precinct. I therefore wish to raise several concerns regarding the proposal and its broader impacts.

#### 1. Executive Summary

I object to Draft Major Plan Amendment DPA-07, which proposes rezoning part of Block 16 Section 25 Braddon from **CZ6 Leisure and Accommodation** to **RZ4 Medium Density Residential**.

I believe the amendment should not proceed because it:

- is inconsistent with the surrounding RZ1 residential neighbourhood;
- conflicts with the character and strategic planning framework for the area;
- would permanently remove a long-standing community and leisure site;
- would increase traffic, parking and pedestrian safety problems;
- would negatively affect nearby childcare, aged care, church and recreation facilities;
- relies on important impacts being assessed later rather than at the rezoning stage; and
- may set a precedent for the loss of other community and leisure land across Canberra.

I ask the Committee to recommend that DPA-07 not proceed.

#### 2. What DPA-07 proposes

DPA-07 proposes rezoning the northern portion of the former Braddon Bowls Club site from **CZ6 Leisure and Accommodation** to **RZ4 Medium Density Residential**. [Draft Major Plan Amendment DPA-07](#)

The surrounding streets are predominantly low-density residential areas zoned RZ1. Nearby uses include:

- a childcare centre;
- Ainslie Primary School;
- an aged care facility;
- a church; and
- recreational facilities including a tennis club

#### 3. The DPA-07 Conflicts with ACT planning strategy

- The surrounding Farrer Street and Elder Street area remains predominantly RZ1 and are not identified in ACT planning strategy documents as an area intended for a substantial increase in residential density.
- The Inner North District Strategy and Territory Plan identify some areas along major transport corridors for increased density and future change. However, the streets immediately surrounding this site are not identified as major “change areas”. [Inner North District Strategy](#) [Planning Act 2023 \(ACT\)](#)

- I am concerned that DPA-07 represents an isolated rezoning that is inconsistent with the strategic planning framework currently presented to the Canberra community.
- The proposal would create a sharp transition between RZ4 development and established low-density residential streets. This is not a gradual or well-planned transition.
- If the Territory wishes to substantially change the planning direction for this area, it should occur transparently through broader strategic planning processes, not through a site-specific amendment driven by a single development proposal.

#### **4. Loss of community and leisure land**

- The former Braddon Bowls Club site has historically operated as a community and leisure facility for many decades and has formed part of the social and recreational fabric of the surrounding neighbourhood.
- The current CZ6 Leisure and Accommodation zoning exists to support leisure, recreation, accommodation and community-oriented uses, rather than standard residential redevelopment. The Crown lease has historically restricted the site to bowling club and related community purposes, including childcare.
- The fact that the bowling club itself may no longer be viable does not, in itself, justify permanent rezoning of the land to RZ4 Medium Density Residential. The loss of one specific use should not automatically result in the loss of the broader community and leisure function of the site.
- Community and recreation land within established inner-Canberra suburbs is limited and increasingly valuable as population density increases. Once rezoned for residential purposes, opportunities for future community, recreation or publicly accessible uses are unlikely to be recovered.
- The ACT Planning Act 2023 emphasises planning outcomes that support liveability, wellbeing, sustainability and community participation. Retaining strategically located community-oriented land within established neighbourhoods is consistent with these objectives.
- I am concerned that DPA-07 places disproportionate weight on redevelopment potential while giving insufficient consideration to the long-term strategic value of retaining community and leisure land in the Inner North.
- If any future change to the site is contemplated, priority should first be given to genuinely community-oriented, recreational or low-impact uses that remain compatible with the surrounding neighbourhood character and the existing community facilities nearby.
- Approving this rezoning may also create a broader precedent for the incremental loss of other community and leisure-zoned land across Canberra through site-specific amendments, thereby reducing long-term planning certainty for established residential communities.

#### **5. Traffic, parking, pedestrian safety and impacts on community facilities**

The surrounding streets already experience traffic and parking pressure, particularly during:

- childcare drop-off and pick-up periods;
- school peak hours;
- evenings and weekends; and
- church and community events.

The proposed rezoning would increase:

- vehicle movements;
- visitor and service traffic;
- on-street parking demand;
- congestion on local streets; and
- pedestrian safety risks.

These impacts are especially concerning because the site is located within a sensitive community precinct that includes:

- the adjacent childcare centre;
- Ainslie Primary School;
- nearby aged care accommodation;
- the local church; and
- recreational facilities including the tennis club and Ainslie School of Music.

These facilities rely on a safe, low-traffic and accessible environment for the people who use them, including:

- young children;
- older residents;
- people with mobility limitations; and
- carers, visitors and service providers.

Increased density, traffic and parking pressure would reduce safety, accessibility and amenity for both local residents and the surrounding community facilities.

The Planning Act 2023 emphasises good planning, liveability, sustainability, wellbeing and community participation. I do not believe these outcomes are adequately reflected in the proposed amendment.

## **6. Important impacts are being deferred until later stages**

A major concern with DPA-07 is that many significant planning impacts are proposed to be assessed only at later development application stages, rather than as part of the rezoning decision itself.

The DPA documentation expressly states that matters including:

- traffic;
- parking;
- overshadowing;
- noise;
- built form; and
- tree canopy cover

would be assessed later through future development applications once detailed design is known.

I do not believe this is an appropriate planning approach for a major rezoning proposal of this nature.

The proposed rezoning to RZ4 is the key strategic planning decision because it establishes the development potential of the site. The increased density enabled by the rezoning is what gives rise to many of the impacts identified by residents and nearby community facilities.

Once the zoning framework is changed, the scope for later development applications to fundamentally reconsider the appropriateness of increased density is significantly reduced.

For this reason, the Committee should carefully consider whether sufficient evidence currently exists to justify the rezoning before critical matters such as traffic impacts, parking demand, neighbourhood interface, overshadowing, tree canopy loss and broader amenity impacts have been comprehensively and independently assessed.

Given the site's sensitive location adjacent to childcare, school, aged care, church and recreational facilities, these issues should be rigorously evaluated at the rezoning stage rather than deferred until later development applications.

## **7. Cumulative assessment of the whole former bowls club site**

A major concern for our Braddon community is that the former Braddon Bowls Club site is now being assessed through multiple separate planning processes rather than as a single integrated site.

The ACT Government's DPA-07 documents confirm that:

- the original site was subdivided in 2022;
- DPA-07 applies only to the northern portion of the site; and
- a separate development application has already been lodged for the southern portion, including buildings of up to six storeys, hotel and commercial accommodation uses, recreation facilities and basement parking.

This fragmented approach prevents proper consideration of the cumulative impacts of redevelopment across the former bowls club site as a whole.

The impacts of the northern and southern portions cannot realistically be separated. Residents, nearby schools, the childcare centre, the church, the tennis club and surrounding streets will experience the combined effects of:

- increased traffic;
- parking demand;
- construction activity;
- building bulk and scale;
- overshadowing;
- noise;
- loss of tree canopy; and
- pressure on neighbourhood amenity.

The Committee should therefore consider whether the current planning approach allows the broader impacts of redevelopment of the former bowls club site to be assessed in a sufficiently integrated and transparent way.

The site should be assessed holistically, rather than through separate rezoning and development processes applying to different parts of the same original block.

## **8. Precedent and planning certainty**

- Approving this DPA-07 could create a precedent for rezoning other community and leisure sites across Canberra for higher-density residential development.
- We purchased our home in this area based on the long-standing planning framework, the surrounding RZ1 zoning and the expectation that nearby community and leisure land would remain broadly consistent with its historic purpose and neighbourhood context.
- Significant departures from that planning framework should occur only through clear, territory-wide strategic planning processes, rather than isolated site-specific amendments.
- Approving this amendment would undermine the Canberra community's confidence in the consistency and predictability of the ACT planning system.

## **9. Conclusion**

Along with my entire Braddon community, I respectfully ask the Standing Committee to recommend that DPA-07 not proceed.

The proposed rezoning is inconsistent with the surrounding neighbourhood character and strategic planning framework. It would permanently remove community and leisure land, increase traffic and parking pressure, affect nearby community facilities, and defer important impacts until after the rezoning decision has already been made.

If any future changes to the site are considered, they should only occur after:

- meaningful community consultation;
- independent assessment of traffic, parking and environmental impacts;
- proper consideration of cumulative impacts; and

- a planning approach that is genuinely consistent with the surrounding neighbourhood and broader ACT planning strategy.

Thank you for your consideration.

[REDACTED]

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