



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: 010

Submitter: Jeremy Riley

Date authorised for publication: 6 November 2025

From: Jeremy Riley
Sent: Friday, 17 October 2025 7:03 PM
To: LA Committee - Environment <LACommitteeEnvironment@act.gov.au>
Subject: Fwd: DPA-B amendment Forrest section 19 blocks 5,6,9,11, 12

Apologies, typo in your address.

----- Forwarded message -----

From: Jeremy Riley
Date: Fri, Oct 17, 2025, 4:06 PM
Subject: DPA-B amendment Forrest section 19 blocks 5,6,9,11, 12
To: <>, <Lacommitteeenvironment@parliament.actgov.au>
Cc: <>

Hello committee, NCA and EPSDD.

I appreciate your time and I'll get right to it:

I believe the presentation and consultation of this major, precedent-setting change to the territory plan has not been adequate.

The information available online is a bunch of complicated documents difficult for the lay person to understand.

How does it fit in with the Deakin Forrest NCA residential precinct guidelines? And the Forrest precinct code? How will the heritage, character and amenity of the suburb be looked after?

Does anyone outside of Forrest care about it if they don't understand it? No. But they will when it becomes a precedent issue and other residential suburbs start having 7 story plus plant room 23m high development applications lodged.

Forrest has no shops and normally this kind of development would surround shops. The site is not adjacent to the Manuka shops. It is neither in-keeping or appropriate. The zoning should be residential not mixed use. Mixed use with the height implications will create overshadowing and overlooking.

Canberra avenue is considered an 'avenue of approach'. Along Canberra Avenue is where high buildings should be, stepping down as you enter the suburb. 23m on higher ground means buildings would be stepping up going into the suburb.

The original 7 story hotel approval on the Italo Club site created considerable community frustration and disappointment and should never have been approved. It should also never have been deconcessionalised. It fell under a precinct plan grey space so ACAT upheld the approval - again highlighting the need for a considered plan with community input.

Why hasn't the ISCCC document, Inner South Canberra District Planning Strategy 2021, which came out of proper community engagement been considered? It should be. Presumably because it wasn't written by EPSDD. Yet they don't have a document like it. Why not? It would help.

In the 2021 census, the population of Forrest was 1,827; 36.5% of dwellings were separate houses (compared to the Australian average of 72.3%), 16.9% were semi-detached, row or

terrace houses (Australian average: 12.6%) and 46.6% were flats, units or apartments (Australian average: 14.2%).

The AllHomes suburb profile for Forrest provides a similar profile. There is no missing middle or need for greater density of the kind of that is proposed by block 9 - entirely multi unit housing. A lower key, residential, higher limit (similar to Amaya) would be far more appropriate and wouldn't exacerbate parking issues. There is no need for mixed use zoning.

The Planning Directorate - instead of acting on requests for a comprehensive plan for the suburb going forward and addressing the issues raised - just enlarged the area of zoning changes. There has been no coherent information to the community regarding the proposed changes and their potential impacts.

Specifically regarding density in Forrest: if this proceeds, the people on heritage-listed properties will end up providing the entire amenity for the suburb, paying exorbitant rates and prevented from maximising the value of their property. The desirability of Forrest is fragile - if you strip out the non-heritage properties into more multi-unit and high developments the market for heritage properties will erode.

The rates are appropriate to a prestigious suburb with old Canberra-style large blocks, heritage housing and an extensive green canopy. However, without a kid's playground or shopping centre, this increasing overshadowing and overlooking will reduce desirability. The low height, residential suburb full of leafy green trees aspect of Forrest is disappearing.

Forrest is a part of the parliamentary triangle and diplomatic area, in the nation's capital and it should be treasured and treated as such. The precedent-setting nature of this change should be considered.

Regards,

Jeremy Riley

Forrest Resident