

Section 19 Forrest: Territory Plan District Strategy requires a full investigation with reference to four principles including provision of a publicly accessible pedestrian path between Dominion Circuit and National Circuit when there exists a suitably located pedestrian laneway that is an exemplar of good urban design.

Our submission is predicated on four factors:

1. The potential laneway relocation (shown in the Draft Strategy) is a substantive issue in terms of high quality resident centred urban design, given the Territory Plan is to guide future urban development in the ACT.
2. The draft strategy overlooked the existing laneway and while representation was made, a similar situation at Deakin West was resolved but the intentions for Section 19 Forrest do not recognise the existing laneway.
3. The current Plan detail is not in keeping with local community sentiment in this regard.
4. We request the Territory Plan be adjusted through a technical variation to delete the potential to investigate a laneway when an excellent laneway already serves the community well, as shown below:

A full investigation of planning, environmental, infrastructure and traffic issues should be undertaken (including transport planning and modelling) with reference to the following principles:

- ~~Provide a publicly accessible pedestrian path between Dominion Circuit and National Circuit.~~
- Access to the blocks is by the existing driveways. Avoid access from Dominion Circuit to Block 9 to reduce impact on the houses opposite.
- Provide suitable landscaping to the Dominion Circuit frontage to reflect the residential character opposite.
- Consider noise and overlooking impacts of the adjoining tennis courts and church. These uses may extend after hours and must not be compromised by any future redevelopment of these blocks.

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Dot Barclay: grew up in inner south and loves the network of footpaths and laneway connections, first bike at 10 y.o. taking her to Manuka Pool, the Forrest tennis courts, Forrest Bowls where her dad was a member, and to 3 levels of schooling. Supported by Forrest Residents Association re this submission, their submission asked, “What is the relevance/importance of this other path that warrants its inclusion as a “principle”? And, in relation to “suitable landscaping on Dominion Circuit they noted “this seems a good principle but misses the wider principle of compatibility with the surrounding suburban area of construction, usage . . . what about National Circuit?” The status quo in relation to footpath connections through the inner south appears very suitable and current planning legislation should be adequate protection in relation to the other three listed “principles”?

Dr Murray Coleman (architect): a new element of the ACT's planning system is the introduction of district strategies and this submission addresses one anomaly in the Inner South District Strategy. We strongly support the good intentions of the ACT government to provide more and better housing close to the city centre.



The existing laneway is an exemplar of good urban design, linking surrounding streets to the school and the fenced oval from the school crossing at the National Circuit end of the laneway. The c.1990 townhouses offer excellent passive surveillance: landscaping and lighting along the laneway are of an excellent standard.

Any other pathway location within Section 19 would reduce the size of existing blocks and therefore reduce housing capacity, while any extension of Bougainville Street to give more residents access to such a laneway would require the acquisition of at least two blocks from Section 20 which is zoned RZ2 and also assists in provision of housing.

We request the existing publicly accessible pedestrian laneway be recognised as already provided as a fully valid connection through Section 19 between Dominion Circuit and National Circuit and that no other location offers such good connection to the school crossing and adjacent bus stop.

★ FORREST: Block 10, Section 19

Urban APPROVED

Territory Plan - Land Use Zone: PRZ2: RESTRICTED ACCESS RECREATION ZONE

Territory Plan - Overlay Zone: P1: Sport and recreation reserve.

Plan Nos. AP1970, POL167

Block Area: 750m²

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