



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: 022

Submitter: Mark and Sara Johnston

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Submission to the Standing Committee on Environment and Planning

Draft Major Plan Amendment to the Territory Plan

DPA-07

Block 16 Section 25 Braddon

We, Mark Johnston and Sarah Johnston, of [REDACTED] Braddon, make this submission to record our strong objection to the proposed amendment to the Territory Plan with respect to Block 16 Section 25 in Braddon.

We wholeheartedly support all of the community submission emailed to the committee by Daniel Green, which are not all repeated in this submission. However, we wish to emphasise the points listed below from our own perspective.

We appreciate that some of the points here are not **directly** relevant to the Committee's current inquiry, but we strongly support the recommendation in the community submission that the issues should not be considered piecemeal but strategically, and request that the broader implications and expected outcomes of the proposed redevelopment of both halves of Block 16 should be considered by the Committee. Major repurposing of sites in Farrer and Elder Streets should be considered in a broader strategic context, as we understand happened with Lonsdale and Mort Streets.

We make this submission as nearby residents in Donaldson St, with grandchildren attending both Ainslie Primary and KU Childcare Centre.

1. Any substantial densification of Block 16 would be grossly inconsistent with the well-established RZ1 character and amenity of Farrer and Elder Streets and the surrounding area of Braddon.
2. Higher density residential development in the northern part of Block 16 (for example 4-6 storeys) would not only adversely affect the character and amenity for Farrer St residents, but also adversely affect the neighbouring childcare centre through increased traffic, affecting safety, and the risk of new residences overlooking the centre's outdoor play spaces. There is strong community support for residential development no greater than two storeys, which would make these risks more manageable.
3. A multi-storey hotel in Elder St would risk similar adverse effects for Ainslie Primary School, especially as it would be directly opposite the main pick-up zone for the school, including after-school care.

4. Overshadowing the clay tennis courts in Elder St could make it harder for them to dry out, significantly reducing the availability of clay tennis courts in Canberra.

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