



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: 026

Submitter: Syzygy Developments

Date authorised for publication: 15 June 2026

From: [Nicholas Merriman](#)
To: [LA Committee - Environment](#)
Cc: [LA Committee - Environment](#)
Subject: Re: Public hearing invitation - Standing Committee on Environment and Planning - Inquiry into DPA-07: Former Braddon Bowls Club
Date: Friday, 5 June 2026 5:24:05 PM
Attachments: [image001.png](#)

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Hi Noah,

“Sorry we cannot attend in person,

We are writing to seek consideration to update the Draft Plan Amendment 07 to retain the CZ6 zoning on site, instead adding residential use as an additional permitted use, and include similar height controls to the currently-proposed RZ4 zone.

In developing plans for this site, I have taken the time to listen carefully to community feedback and concerns. A consistent theme raised by local residents is the fear that continued residential development may result in the loss of community connection, open spaces, and opportunities for social interaction. I believe these concerns are valid and should be addressed through thoughtful planning outcomes.

Retaining CZ6 zoning would allow the development to go beyond a traditional residential project by incorporating a range of community-focused facilities and activities that are accessible to both residents and the broader neighbourhood. These may include:

- Community recreation facilities such as padel courts and other active recreation spaces.
- Creative workshop and learning spaces for activities such as pottery, arts, crafts, and community education programs.
- Flexible indoor and outdoor gathering areas that encourage social interaction and community events.
- Landscaped public spaces designed to promote health, wellbeing, and connection.
- Opportunities for local businesses, instructors, and community groups to deliver programs and services within the precinct.

The vision is to create a vibrant, healthy, and inclusive destination where people can live, meet, learn, exercise, and connect. Rather than creating an isolated residential development, the project would function as a community asset that benefits surrounding residents and contributes to the social and economic vitality of the area.

The CZ6 zoning with additional uses and planning controls provides both the flexibility and specificity required to integrate residential uses with recreation, education, wellness, and community-oriented activities, delivering a more balanced and sustainable outcome than a purely residential development.

We believe this approach aligns with broader planning objectives that encourage active lifestyles, community participation, social cohesion, and compact mixed-use neighbourhoods. It represents an opportunity to respond directly to community concerns while delivering a development that adds genuine value to the local area.

I respectfully request that this rezoning proposal be considered and look forward to further discussions regarding how the site can best serve both current and future residents.

Yours sincerely,

Nik Bulum

Applicant / Landowner