



## ACT Heritage Council

## HERITAGE ADVICE

Under Part 10 of the *Heritage Act 2004*

Heritage Reference: Forrest-S19-B5, 6 & 11  
 Contact Officer: CS  
 Received by Council: 7 March 2025  
 Due date: 28 March 2025

**TO: Territory Plan & Coordination**

Environment, Planning and Sustainable Development Directorate  
[terrplan@act.gov.au](mailto:terrplan@act.gov.au)

Block:	Section:	Division / District:	Heritage Place:
5, 6 & 11	19	Forrest	Nil

Status of Place: In the vicinity of Registered Heritage Places

Description of Works: Major Plan Amendment

Council Advice provided by: Director (Approvals and Advice)

Pursuant to Part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- Heritage requirements are identified for future development applications, to demonstrate that future development is unlikely to diminish heritage values.

### Background:

On 7 March 2025, Territory Plan & Coordination (TPC) referred a revised Draft Major Plan Amendment (DPA-B) for Blocks 5, 6 and 11, Section 19 Forrest (29 and 27 Dominion Circuit and 30 National Circuit) to the ACT Heritage Council (the Council) for entity advice.

DPA-B relates to the proposed rezoning of 29 and 27 Dominion Circuit from Suburban Zone (RZ1) to Mixed Use Zone (CZ5), and rezoning of 30 National Circuit from Leisure and Accommodation Zone (CZ6) to Mixed Use Zone (CZ5), to permit residential and commercial development and supportive communal uses. 30 National Circuit will include two residential buildings with heights up to ten storeys, and 29 and 27 Dominion Circuit will have three buildings with heights stepping up from five to eight storeys.

The blocks identified for rezoning in the proposal do not contain any nominated or registered heritage places or objects.

However, the proposed rezoned blocks are located in the immediate vicinity of the Free Serbian Orthodox Church (Block 2 Section 19 Forrest) which is a registered place on the ACT Heritage Register (the Register). Features intrinsic to the heritage significance of the Free Serbian Orthodox Church include the church building and its murals. Works affecting this block is subject to *Heritage Act 2004* (Heritage Act) provisions, including the Heritage Guidelines applicable to the conservation of the place, described as 'Specific Requirements' in the ACT Heritage Register entry.

On 4 December 2025, the Council provided TPC with entity advice for this Major Plan Amendment as part of a preapplication process. The advice identified no direct impacts to the heritage significance of the Free Serbian Orthodox Church, however it stated that the

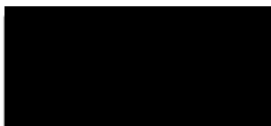
rezoning has the potential diminish the local heritage, specifically in relation to its relationship to registered heritage places in terms of height, massing and setbacks. Future reporting requirements, including consideration of the cultural heritage principles of good planning set out in the *Planning Act 2023*, were recommended in response.

**Advice:**

A review of the submission shows that while the DPA-B documentation has been updated since the previous referral, the proposed bulk, scale and massing of the proposal has not been altered and the Supporting Reports do not address heritage matters in any more detail than the previous referral.

Following a review of the submitted information, and as a Council delegate, I advise that:

1. The Major Plan Amendment is unlikely to directly diminish the registered heritage significance of the Free Serbian Orthodox Church, as it proposes no direct change to any of the registered heritage place, retaining the church and its murals;
2. Rezoning of 29 and 27 Dominion Circuit from Suburban Zone (RZ1) to Mixed Use Zone (CZ5) and rezoning of 30 National Circuit from Leisure and Accommodation Zone (CZ6) to Mixed Use Zone (CZ5), has the potential to diminish the local heritage, specifically in relation to its relationship to registered heritage places in terms of height, massing and setbacks. Further consideration must be given to this in accordance with the principles of good planning set out in the *Planning Act 2023*; and
3. Future development applications for the subject blocks must describe how development proposals respect local heritage character and context, in accordance with the principles of good planning set out in the *Planning Act 2023*.



  
**Director (Approvals and Advice) (as delegate for),  
ACT Heritage Council**

28 March 2025