



TERRITORY PLAN VARIATION PRELIMINARY CONSULTATION REPORT

Block 9 Section 19 Forrest

November 2021



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1. Introduction

Purdon Planning Pty Ltd has prepared this Consultation Report to support an application to vary the Territory Plan (TPV) at Block 9 Section 19 Forrest, on behalf of the Lessee Sirocco (ACT) Pty Ltd.

The proposed variation is to change the zone from the existing CZ6 – Leisure and Accommodation Zone to CZ5 – Mixed Use Zone. Indicative development designs have been prepared to show the desired outcome following the change of zone, these were presented to the community for their feedback, in addition to seeking their feedback in relation to the rezoning proposal more generally.

This report should be read in conjunction with architectural concept plans and reports prepared by the project team lodged as part of the TPV.

Purdon Planning ran a preliminary consultation on the proposed rezoning of Block 9 Section 19 Forrest, from 24th September 2021 until 15th November 2021. Initially one in-person consultation event was planned, with scope for one-on-one in-person consultations with nearby neighbours. However, due to the Coronavirus pandemic, no in-person sessions were held. The consultation period started with the publication of the Purdon Planning webpage and concluded when this report was written. Due to issues with Australia Post delivery of notices, two virtual consultation sessions occurred in addition to various other consultation activities.

This report details the requirements for consultation, the activities undertaken, and the feedback received.

1.1 ACT Community Engagement Guideline

The *Scope for a Planning Report to inform a proposed Territory Plan variation for Forrest section 19 block 9* (scoping document) was provided to the Proponent in May 2021. This document provided guidance on how to consult the community to seek their input to the TPV submission. The guidance provided, required the proponent to undertake:

Community consultation with affected communities and interested members of the public on the proposal is required to be conducted in accordance with the ACT Community Engagement Guideline at: <https://www.yoursay.act.gov.au/about/community-engagement>.

At a minimum, consultation should include holding at least one (1) public engagement session that is widely advertised in print and electronic media. This part is to include a report on consultation that:

- *provide details of consultation undertaken e.g. notifications, formal presentations, sessions, number of attendees and copies of relevant correspondence;*
- *list of all issues raised in consultation, outcomes, etc; and*
- *responds to issues raised, including any changes to the proposal as a result of consultation*

It is understood the manual *Engaging Canberrans: Community Engagement Manual* (the manual) - found on the above website - is designed with Government led consultation activities in mind. However, the proponent team considered the guidance within the manual and webpage as linked above, in addition to the advised minimum guidelines as provided in the scoping document, when undertaking the Preliminary Consultation.

As detailed in the manual, Effective Community Engagement consists of addressing the principles as detailed in Section 2.1 of the manual. These are summarised in the below table excerpt from the manual:

Table 1: Effective Engagement Principles (ACT Government 2011)

| Effective engagement | What this means in practice |
|---|--|
| ...is clearly scoped | Ensure that everyone (internally and externally) knows what the engagement is about and what it is not about. |
| ...is transparent | Ensure people know what is happening and how their input is being used. |
| ...is connected to decision-making | Gather the input, analyse it, and use it in decision-making where appropriate. |
| ...is inclusive | Ensure all those who have an interest or may be affected have a genuine opportunity to participate. |
| ...is informative | Ensure that people have access to the information they need to participate. |
| ...is timely | Provide opportunities early in the process for people to generate ideas and express their views |
| ...involves deliberation | Ensure there is sufficient time for all participants to think things through, weigh up alternatives and provide feedback. |
| ...builds relationships | Get to know people and provide opportunities for participants to appreciate each other’s perspectives. |
| ...provides feedback | Let people know how their contribution has been used or has made a difference or why contributions may not figure in final decisions made. |
| ...builds trust | Seek to build trust in all our interactions. |
| ...is accessible | Provide a wide variety of engagement tools and methods. Ensure the venues and materials are accessible, particularly to people with disability and those who need to use public transport. |

The below section of this report details how the proponent team has addressed the requirements within the scoping document and the guidance provided in the manual.

2. Consultation Approach

2.1 Stakeholders Identified

For the purpose of the consultations, stakeholders with a potential interest in the proposal are considered to comprise the following:

- Local residents of Forrest, Barton, Kingston and Griffith
- Residents who had previously participated in previous DA consultations for proposals on the subject site
- Forrest Residents Group & Inner South Canberra Community Council
- The wider ACT community, and
- Various Community Groups:
 - Council on the Ageing ACT
 - ACT Council of Social Service
 - Canberra Business Chamber
 - The Office for Aboriginal and Torres Strait Islander Affairs
 - Youth InterACT

It is considered that in identifying and then contacting the community stakeholders as noted above, satisfies the principle of being inclusive by providing the opportunity to all those who have an interest or may be affected to have a genuine opportunity to participate in this preliminary consultation.

2.2 Consultations Activities

The following activities were undertaken to advise the relevant stakeholders about the proposal and to seek their input:

- Publication on the Purdon Planning Website <https://www.purdon.com.au/consultation/block-9-section-19-forrest/>, on 24 September 2021, with details of the proposal. The web site detailed how interested persons could provide feedback directly to Purdon Planning via email or telephone. The information available on the web site endeavoured to make all details available in plain English, and included:
 - Site/locality details
 - Details of the Indicative Development
 - Explanation of the Territory Plan Variation Process
 - Explanation of the specific rezoning proposal
 - A link to view and/or download the plans as shown in Appendix 1
- Postcard format notice outlining the proposal and inviting comment was provided to Australia Post to be circulated to 4,500 mailboxes within the surrounding area between 27 September – 1st October 2021 (please refer to Figure 1 and Figure 2 below).
- Emails to the above listed Community Groups, previous DA responders, Forrest Residents Group & Inner South Canberra Community Council on 28 September 2021.
- Emails to local media organisations The Canberra Times and The RiotACT on 28 September 2021.
- Advertisement in the 29/09/2021 printed edition of The Canberra Times.

- A second consultation session notice delivered between 21 October 2021 and 24 October 2021.
- Two virtual Community Information Sessions, hosted by Purdon Planning, with Stewart Architecture. Numbers of RSVPs received as well as any attendee's commentary was recorded by Purdon Planning at the sessions. A summary of these issues are detailed in Section 2.3 below. The presentation slides from these events are provided in Appendix 2.
- Article in local news provider the RiotAct: <https://the-riotact.com/up-to-160-apartments-planned-for-former-italian-club-site-in-forrest/498975>

As detailed in the presentations slides (refer to Appendix 2), the 1st session flyer (provided in Figure 1), the second session flyer (provided in Figure 4), the website (as linked above) and the paper advertisement (Figure 3), the project team has satisfied the principles of engagement as detailed in Table 1 above. In undertaking these activities, it is considered the consultation was

- Clearly scoped - all collateral clearly stated what the proposal was for (a TPV) and what it was not (a DA).
- Transparent – as discussed at the meetings, in correspondence and in the collateral, members of the public were clearly told how their feedback would be used.
- Connected to decision-making – via this report and the direct feedback provided as attachments to this report being provided to the authority for their consideration.
- Inclusive – as detailed at Section 2.1 of this report.
- Informative – as seen in the consultation materials provided.
- Timely – this is early in the development process, being the first of 5 separate opportunities to provide feedback prior to the Development Approval
- Involves deliberation – the consultation period ran from the 24th of September 2021 (when the website went live) until the 15th of November 2021 (when this report was prepared).
- Builds relationships – through the Consultation event differing views were afforded equal opportunity to be heard, and counterpoints were provided by other members of the community.
- Provides feedback – all persons in the events were verbally told how their feedback would be used and those that provided written or verbal commentary were informed how their feedback would be used (incorporated into the submission documentation)
- Builds trust – in the clear and straightforward manner of consultation, and in acknowledging the failure of the Australia Post, and scheduling a second meeting, it is considered the proponents built trust with the community. This was reflected in the community feedback received verbally and via written response.
- Accessible – In providing multiple methods for feedback across different platforms it is considered the project team have made the TPV accessible to the community.

Figure 1: Australia Post Flyer (September 2021)

You're invited to have your say regarding the proposed rezoning of Block 9, Section 19 Forrester (The former Italian Club)



Purdon Planning on behalf of the lessee are seeking to rezone the former Italian Club site (Block 9, Section 19 Forrester). The proposal is to change the land use zone from the current CZ6 – Leisure and Accommodation Zone to a CZ5 – Mixed Use Zone.

The rezoning process (or Territory Plan Variation) investigates a broad range of matters including impact assessment of potential future development as well as the statutory and strategic planning context, prior to a Development Application process being undertaken. As part of these early investigations, we are seeking to discuss the proposed rezoning and get early feedback on any issues of concern to you.

Concept plans for possible future development are available via the below website address, however, the proposal is not a DA so these plans are preliminary proposals only and will be subject to further design development as the rezoning and DA process evolves.

Should you be interested in discussing the Proposal at a virtual consultation session, please register your interest via email (listed below). The session will be held virtually at 5:30pm on the **14th of October 2021**. Find out more at: <http://www.purdon.com.au/home/consultation/>

Feedback can also be provided directly to us via: purdons@purdon.com.au or on **0257 1511**




Figure 2: 1st meeting notice delivery area (Australia Post Booking Excerpt 2021)

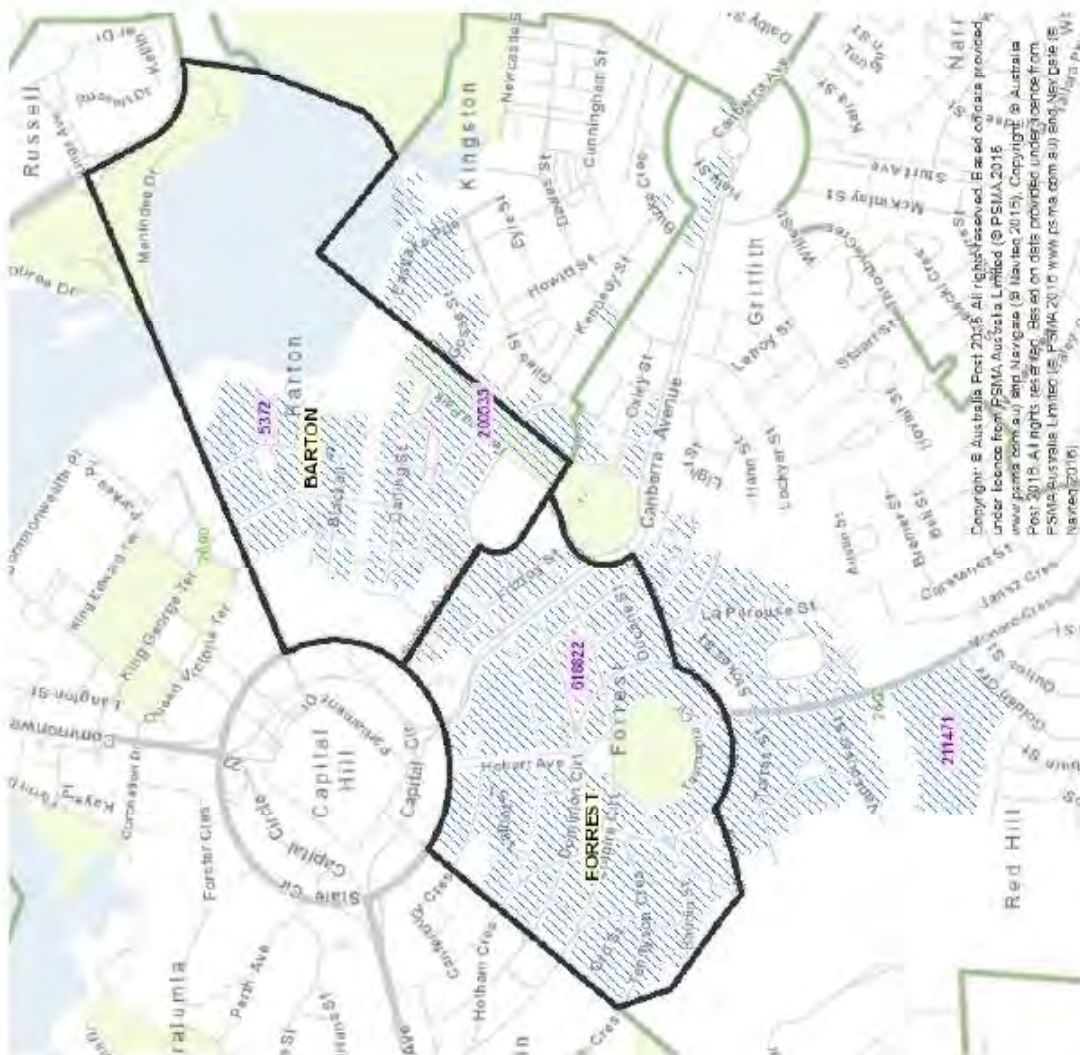


Unaddressed Mail Booking Confirmation Advice
 Purdon Planning, Booking Number: U1024029

Issued: 14 Sep 2021

Booking Map:

This map shows the actual boundaries of your booking taking into consideration any included or excluded delivery points based on your selection(s)



Please note, while every care is taken to ensure the accuracy of the data within this product, the owners of the data (including the State, Territory and Commonwealth Governments of Australia) do not make any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and, to the extent permitted by law, the owners of the data disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. Delivery point numbers may change without notice. The Material must not be used for any purpose other than those identified in the Terms and Conditions or given to other persons.

Figure 3: Canberra Times Advertisement (Featured in the print edition of The Canberra Times on 29/09/2021)

Community feedback sought in relation to proposed rezoning of former Italian Club site

Purdon Planning on behalf of the lessee are seeking to rezone the former Italian Club site (Block 9, Section 19 Forrest). The proposal is to change the land use zone from the current CZ6 Leisure and Accommodation Zone to the proposed CZ5 Mixed Use zone.

As part of the rezoning process, we are seeking the feedback of the community in relation to the potential built form outcomes. Potential development plans are available for viewing on the Purdon Planning website below. The change of zone is not a DA so these plans are preliminary proposals only and will be subject to further design development and consultation as the rezoning and DA process evolves.

Should you be interested in discussing the Proposal at a virtual consultation session, please register your interest via email (listed below). The session will be held virtually at 5:30pm on the 14th of October 2021. Find out more at <https://www.purdon.com.au/home/consultation>

Feedback can also be provided directly to us via: ✉ purdons@purdon.com.au
or on ☎ **6257 1511**

Figure 4: 2nd Consultation Session notice



Important Notice about Development in your area

Purdon Planning are undertaking community consultation in relation to a proposed change to the Territory Plan to allow a proposed development at Block 9 Section 19 Forrest (being the **former Italian Club site**, located on the corner of Dominion Circuit and Franklin Street).

Australia Post were engaged to deliver notices to residents within the Forrest, Barton and Kingston area advising that we would hold an on-line consultation session to explain the proposal and allow for discussion and feedback. We provided Australia Post 4,500 printed notices with the intention that residents would receive the notices in their letter boxes between Monday 27th September – Friday 1st October, allowing time for residents to register for the online session which took place on Thursday 14th October.

We have been advised that Australia Post failed to deliver the notices during the agreed timeframe to a number of residents who are now receiving notices after the consultation session. For this reason, we are holding a second on-line consultation session.

The proposal is to change the land use zone of the former Italian Club site from the current CZ6 – Leisure and Accommodation Zone to a CZ5 – Mixed Use Zone.

The rezoning process (or Territory Plan Variation) investigates a broad range of matters including impact assessment of potential future development as well as the statutory and strategic planning context, prior to a Development Application process being undertaken. As part of these early investigations, we are seeking to discuss the proposed rezoning and get early feedback to inform the planning process.

Concept plans for possible future development are available via the below website address, however, the proposal is not a DA so these plans are preliminary proposals only and will be subject to further design development as the rezoning and DA process evolves.

Should you be interested in discussing the proposal at a virtual consultation session, please register your interest by emailing us at: purdons@purdon.com.au

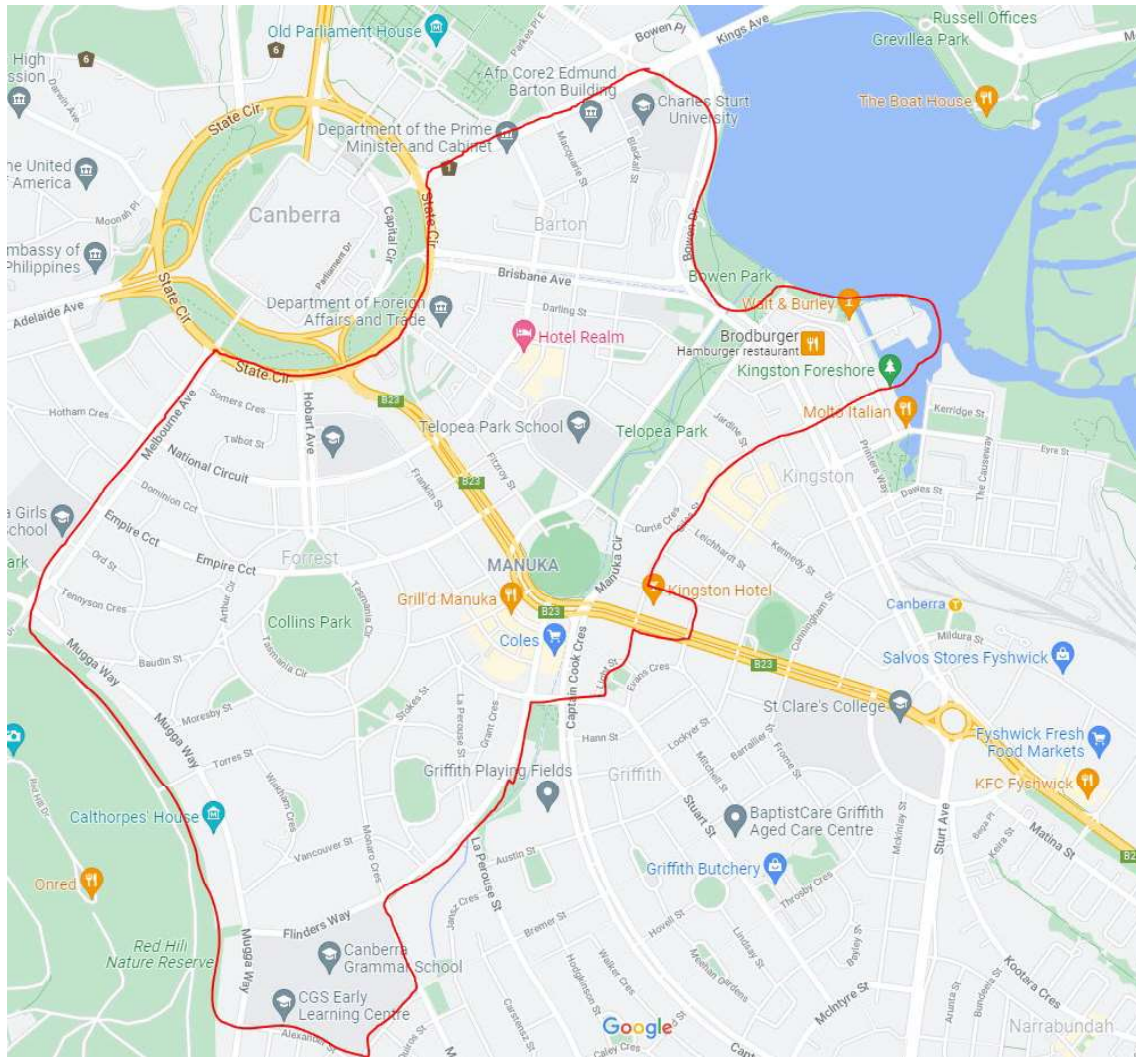
**The session will be held
online via Zoom at
5:30pm on Monday the 1st of
November 2021.**

Find out more at:
www.purdon.com.au/home/consultation/

Feedback can also be provided directly to us via:
purdons@purdon.com.au or on 6257 1511



Figure 5: 2nd meeting notice delivery area (Google Maps Excerpt 2021)



2.3 Community Feedback

During the consultation period, there were multiple options for interested people to provide their opinion on the project. These included:

- Via post, phone or email directly to Purdon Planning,
- Directly to any member of the consultation team in attendance at the virtual consultation events
- Via public forum on the RiotAct article online

The following sections provide details on the feedback received during the pre-DA consultation period. Feedback was recorded at the virtual consultation sessions and was provided via email and phone to Purdon Planning from members of the public.

Phone calls to Purdon Planning

Three members of the public provided commentary via phone between 24 September 2021 and 15 November 2021. One person did so over multiple conversations. Following the conversations, their input was recorded. The below is a summary of the points raised:

- High-rise apartments sticking out of the landscape are not conducive to the Forrest area
- Low rise, high-quality architecture (like that from Cox Architecture) delivering large and well-appointed residential units would be both appropriate for the area and still make the developer a good return
- One caller expressed concern that community views would not be considered and opposed the change in zone.
- Too many apartments in Canberra “it’s not NY City or Chicago”
- ACT roads aren’t wide enough, this development will add to these problems by putting 200 cars onto the road in one go every morning
- This would be different if the site was used for CZ6 uses that attracted people to visit outside peak times
- One person noted they preferred an in-person consultation
- Also mentioned the need to locate employment centres out of the city
- Raised the idea, the site could be used as a museum, cited several examples.

Some of these issues were also raised during the consultation sessions and via emails.

Email Feedback

A total of 15 separate written submissions (via email) were received by Purdon Planning up until 15 November 2021. The submissions were from persons who had viewed the information available on the Purdon Planning website and/or been in attendance at one of the two consultation events. Submissions were responded to via email to either further explain the queries or acknowledge their commentary. Members of the public were informed in these responses that their commentary would be included in the submission to government and/or that they would be attached to the consultation report. The emails received are attached to this report as attachments.

The feedback received via email was collated based on the issues raised. The number of times an issue was raised is detailed below:

- 11 of the 15 written submissions noted height as a concern – all did so in relation to other perceived flow-on effects
- 7 of the 15 written submissions noted perceived future residential amenity of surrounding residents or the existing character of the area, as a concern. This was linked to the height/density of the indicative development proposal or the perceived impacts on street parking/traffic.
- 6 of the 15 written submissions noted density as a concern – all did so in conjunction with height
- The likely traffic impact of the development of the site following the TPV was noted on 6 occasions. 4 of which also mentioned parking for future residents of the indicative development as a concern. One commentator noted parking as a concern but not traffic.
- 2 people noted the indicative proposal for residential was preferable to a hotel development. 2 comments preferred the hotel (as previously approved on the site).
- 2 commentators had queries in relation to how the consultation was undertaken.
- 2 submissions stated they would like off-site public works provided as part of any future development of the site.
- All other issues were only mentioned once and are detailed below.

Based on these emails (found as attachments to this report) the issues that were discussed in-depth are summarised below:

- Purdon Planning was thanked by a member of the public for the consultation process as undertaken
- Positives of the indicative development were noted, these included:
 - entry from Franklin Street;
 - setbacks from Dominion Circuit;
 - stepped height; and
 - garden areas (although more detail on chosen planting should be an area of community consultation).
- Many comments stated building height was a key concern. It was noted that 7-storey buildings are not in keeping with the current character of Forrest. It was noted there would be flow on effects, such as overlooking and overshadowing. It was noted that if permitted, such a height would set a precedence for the rest of Section 19. One of the respondents that noted precedence did so in relation to the CZ5 zone objective: *“Building heights are to be compatible with existing, or future desired character of, adjacent developments”*. It was also suggested that other heights were more compatible with the surrounding area, one person noted RZ2 controls for height and setback as appropriate, another person indicated that the whole of Section 19 should have precinct controls limiting the height to 4 storeys. Density was often mentioned in relation to height.
- The respondents that mentioned residential amenity or the character of the Forrest area directly connected the height and density to a perceived deterioration of the character or current residential amenity. In addition to height some respondents

mentioned traffic and their expectations that visitor and/or residents of the indicative development would if developed, park in the streets in the area. This would then lead to a deterioration of the suburb's character. Others connected the setback and/or green spaces in the existing low-density form of the wider suburb or specifically this area of Forrest, and stated the indicative development is not conducive with this character. One person noted that single bedroom units were "*less conducive with suburb character*". There were some respondents that noted aesthetics or visual appearance of the indicative development was less desirable than other lower density options.

- The use of Dominion Circuit access for waste and goods loading was noted as ruining the residential amenity of the street and could impact on traffic in the street.
- In-depth commentary about traffic and parking was not provided as part of the written submissions, but many asserted that there would be a deterioration in available street parking in the suburb and increased traffic as a concern related to the future redevelopment of the site.

There were alternative zones, planning controls and/or development options for the site proposed by some respondents, these included:

- Height limits for the block, either by way of Precinct Code controls or zoning suggestions. Some respondents directly mentioned 4 storeys as a preferable height, one respondent suggested that 2 storeys were suitable.
- Substantial plantings including green walls
- Design should always strive for quality over quantity including use of innovation and well tested and environmentally appropriate building materials that reduce waste and are durable
- 10m setback to Dominion Circuit recommended.
- RZ2 zoning recommended to ensure site coverage/plot ratio is similar to the surrounding suburb.

Virtual Community Consultation Events

There were two virtual consultation sessions for this project, the first was on 14th October 2021 and the second was held on 1st November 2021. Both sessions started at 5:30pm and ran for approximately 2 hours.

For each session, the presentation documents were the same, both Trevor Fitzpatrick and Bradley Yates from Purdon Planning were in attendance at each event. Hannah Walsh from Stewart Architecture was in attendance at the first meeting. The first session had 23 community members in attendance, the second meeting had 26 community members in attendance. Some people from the community came to both meetings.

The below notes were collected during the meetings and later summarised. These include details of responses given by the project team or whether the comments were noted without response. Some matters were raised on both consultation sessions, these have not been reproduced more than once below.

| # | MATTERS DISCUSSED | RESPONSE |
|-------------------------------|---|--|
| 1. Land Use and Zoning | | |
| 1.1. | Why not use the site for CZ6 purposes? | CZ6 only allows for limited land uses. Hotel development is not seen as the best use of the site. |
| 1.2. | Why CZ5 and not another zone | Other zoning options will be explored as part of Planning Study, but CZ5 is preferred outcome for the proposed development |
| 1.3. | Support for mixed use over hotel development. "I prefer residential use to hotel use, I just would prefer a lower height design" | Noted |
| 1.4. | Support to maintain the zone as leisure and accommodation, as once CZ6 is lost its gone forever | Noted |
| 1.5. | This would set a precedent to remove all CZ6 from the section | Noted |

| # | MATTERS DISCUSSED | RESPONSE |
|---|---|---|
| 1.6. | <p>Tram should provide access to leisure and accommodation not just the city centre and residents.</p> <p>“Why does light rail change everything?”</p> <p>“This area is not inner-city”</p> | <p>Noted. Light rail is an efficient way to move people, ACT planning strategy forecasts 500,000+ population, predominately within existing urban areas. Roads and cars for a city of that population but in the existing urban footprint is unsustainable. Such population warrants population density based on light rail stop locations</p> |
| 1.7. | <p>How does this project fit into the broader City to Woden study being undertaken by the ACT Government?</p> <p>Attendees asserted this site and the rest of Section 19 should be studied as part of that.</p> <p>It was also asserted that the entire section should have precinct code controls.</p> | <p>The need to study the entire section was noted. Attendees were informed this site sits within the area being studied but due to the need to progress work in advance of the study’s completion, the lessee of this site has decided to proceed outside of that study.</p> |
| 1.8. | <p>What commercial needs assessment is occurring with this TPV?</p> | <p>It is being examined as part of the wider Planning Study. There are no propositions for any new shopping centres, the intention is for a café or maybe an Asian grocery but nothing large scale. Evaluation of the existing commercial services in the area will be undertaken and the site will try to complement rather than compete with these existing commercial offerings.</p> |
| 1.9. | <p>“This project should have affordable housing”</p> | <p>Noted. Unsure about the need for affordable housing as part of this proposal.</p> |
| <h2>2. Indicative Development Proposal</h2> | | |
| 2.1. | <p>Query about why the height changes between the two buildings</p> | <p>The relationship to adjacent commercial buildings opposite in Franklin St is different to the residential interface to houses opposite in Dominion Circuit.</p> |
| 2.2. | <p>Why previous height approval is being used as the starting point? “Once the DA lapses the whole thing lapses”</p> | <p>Site was subject to previous development approval granted by ACTPLA and confirmed by ACAT.</p> |

| # | MATTERS DISCUSSED | RESPONSE |
|-------|--|---|
| 2.3. | Queries about what the setbacks were. | 6m to the wall of the building |
| 2.4. | Dominion setbacks should be more than what is indicatively shown. i.e. the same as the neighbouring development to the west | Planning Study to review overall setbacks in neighbourhood |
| 2.5. | Reduced setbacks would set a precedent for the rest of the section | As above |
| 2.6. | ACT has an oversupply of one-bedroom units | Unit mix is resolved at the more detailed design stage and is influenced by market conditions. |
| 2.7. | Is the height resolved at zoning stage | Yes - during the TPV, height controls or any other controls could be placed into the precinct code if the government believes it necessary |
| 2.8. | Concern about density – that there are too many units proposed. “This is more dense than Canberra avenue corridor” | Noted |
| 2.9. | Detailed design could be improved by better addressing service access off Franklin St not Dominion circuit. A different building form should be considered to provide all access from Franklin Street | Noted. Complying with TCCS waste management requirements have a significant influence on site planning and design. Site layout to be further reviewed. |
| 2.10. | Query about overshadowing to the west not being shown in full. | Noted, this was understood to simply be due to images being cropped. Units to the west would be affected by overshadowing. |
| 2.11. | Positive aspects of design were raised – such as building separation and gradual reduction in storeys as the design progresses from the north towards Dominion Cct. It was offered that a stepping design of 2, 4, 6 storeys could be implemented instead. | Noted. Another member of the meeting stated: “I think if this proposal was reduced to an arbitrarily lower number of storeys would be a shame, if traffic, overshadowing etc. were resolved via design” |

| # | MATTERS DISCUSSED | RESPONSE |
|---------------------------------------|---|--|
| 2.12. | Query about how much the proposal will change prior to implementation. | Final development proposal will be resolved at the more detailed design stage and is influenced by market conditions. It was noted there was potential as part of this process, to have precinct code controls to ensure the indicative proposal is more closely followed through to the DA stage. |
| 2.13. | Concerns generally about the height of the indicative development proposal. Townhouses were preferred. | Noted. It is considered that issues such as site coverage, access, traffic and overshadowing can be mitigated through design. |
| 3. Character of local area | | |
| 3.1. | General concerns were raised throughout about the height in relation to the height of existing buildings in the general area. 7 storeys is out of context in the area, could set precedent for the area | Noted. Previous responses regarding height were repeated. One other attendee noted The Realm precinct as being nearby and similar in height. |
| 3.2. | Correction on the matter of the height of the Services building to the east – that it is 4 storeys tall – that this proposal is 20m higher than that. | Noted |
| 3.3. | Query on the annotation of proposed neighbouring building | Notation on plan relating to future development on adjoining site is not a specific development proposal. It is common for landowners to review future development potential of sites. |
| 4. Access, Parking and Traffic | | |
| 4.1. | Parking should be provided in excess of Code requirement. Such as one space per bedroom. | Noted |
| 4.2. | Insufficient parking would have a flow on effect into neighbouring streets. | Noted |
| 4.3. | The flow on parking effects of removing the existing surface parking space needs to be considered | Noted |

| # | MATTERS DISCUSSED | RESPONSE |
|--------------------------------|--|--|
| 4.4. | Concern about delivery parking and the like off Dominion and clarity about that, suggestions to change design to provide access off Franklin St. Correction that no driveway exists to site from Dominion. | Noted, site layout to be reviewed. |
| 4.5. | Questions about where and how much car parking is to be provided. | As detailed in the plans roughly 230 car spaces are able to be accommodated in the indicative basement, accessed off Franklin St. |
| 4.6. | “People living here would not use their car” site is walking distance to Barton offices (circa 5,000 workers) and Manuka shops | Noted. |
| 4.7. | Are traffic impacts to be assessed as part of the Planning Study? | Yes, please refer to the Traffic Report prepared by Indesco. |
| 5. Consultation Process | | |
| 5.1. | Request for the slideshow to be placed on website. | Noted. Agreed. Currently on website. |
| 5.2. | Questions about how consultation occurred - Noted that several participants didn't receive consultation flyer – offer from community that Community councils be involved in the distribution of flyers | 4,500 flyers were delivered by Australia Post. Advertisement printed in Canberra Times, Riotact article, emails sent to a number of community groups including ISCCC and Forrest residents group. Offer to hand deliver prints of plans and information to local residents who may have missed consultation session because they didn't receive flyer. |
| 5.3. | Question about whether any submission is an “all or nothing” outcome. | It was advised that submissions opposing height (for example) could include additional commentary on possible compromise outcomes (e.g. a Plan B option) However, it was noted by other participants that ‘Plan A’ concerns should only be presented, as if a ‘Plan B’ is offered, EPSDD will immediately use Plan B. |

| # | MATTERS DISCUSSED | RESPONSE |
|-----------------|---|---|
| 5.4. | Invitation for community members to participate more in the ISCCC and in particular the response to the ACT government’s district planning strategy | Noted. ISCCC Draft District Strategy to be reviewed as part of Planning Study. |
| 5.5. | Purdon Planning were thanked for the second consultation session following the Australia Post failures. | |
| 6. Other | | |
| 6.1. | Questions were raised about who owns the site, who the architects are and what opportunities for feedback there were. | These were answered as part of the collateral. Sirocco Pty Ltd is the lessee, Stewart Architects prepared the indicative design, and we referred to slides which informed the public as to what opportunities exist for feedback. |
| 6.2. | What does the community get access to in the redevelopment? | Communal areas within the site will be accessible to residents within the development. |
| 6.3. | “This will help to reduce pressure on housing market.” | Noted. Other members of the public disagreed. |

2.4 Proponent Response to Feedback

Issues concerning the design of the indicative development were provided to the lessee, who has considered other development opportunities, and remains committed to the indicative scheme as shown in the consultation collateral. Design issues such as site open space, site permeability, site access, etc. can be resolved further at DA stage.

In response to the community feedback, further traffic study and commercial needs assessment has been undertaken as part of the Planning report.

3. Conclusion

This report has detailed how consultation has occurred for the proposed Territory Plan Variation to change the zone of Block 9 Section 19 Forrest from CZ6 – leisure and accommodation zone to CZ5 – Mixed Use Zone. It has detailed the requirements provided as part of the scoping document and the manual. It is considered the consultation has been undertaken in accordance with the advised methods.

The consultations included:

- Two letterbox deliveries to surrounding residents
- Information on the Purdon Planning website
- Riotact web article
- Emails to community groups and previously concerned residents
- 2 Virtual consultation sessions held via Zoom
- Opportunity for feedback via phone or email, or at either event

The predominant issue that was raised in community feedback was in relation to the height of the Indicative Development Proposal. Other issues were raised by the public and these generally related to access, traffic and parking, residential amenity/character of Forrest, and general queries about the TPV process.

The planning report has considered traffic and commercial needs assessment further following the feedback received, primarily so that the project can address this at TPV stages rather than later in the development schedule.

**Purdon Planning
November 2021**

Appendix 1

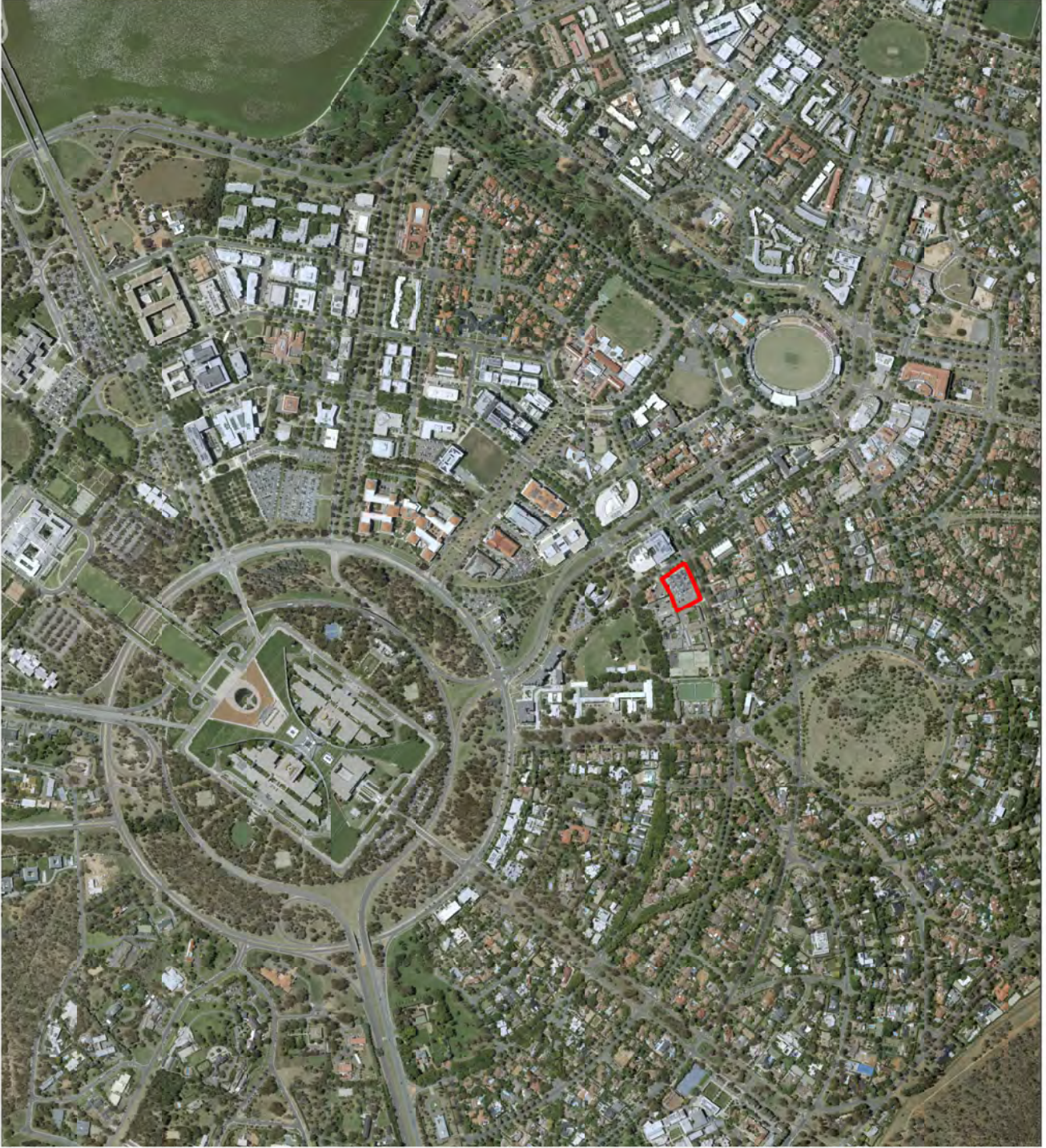
Consultation Plans

MASTERPLAN

BLOCK 9 SECTION 19 FORREST

The following documentation outlines the masterplan for Block 9, Section 19 Forrest to support a Territory Plan Variation.

The site in question is located between National Circuit, Franklin Street and Dominion Circuit. Section 19 Forrest is subject to the provisions of the Territory Plan. However, land opposite the site on National Circuit is within a Designated Area of the National Capital Plan, being part of The Central National Area (Deakin, Forrest and Red Hill).



REV
A

DESCRIPTION
BLOCK 09/19

DATE
17/03/21

**STEWART
ARCHITECTURE**
34 BUCKINGHAM STREET FRANKLIN ST
PO BOX 288 MANLY ACT 2003
OFFICE@STEWARTARCHITECTURE.COM.AU

DRAWING NO. SP000
DRAWING TITLE SITE CONTEXT
SCALE 1:5000 @ A1
DATE AUGUST 2021



BLOCK 9 SECTION 19

Existing development in Section 19 consists of one and two storey buildings used for a range of community, recreational, commercial accommodation and residential purposes. Section 19 includes the heritage listed Serbian Orthodox Church on National Circuit and the Italian Cultural Centre (Council of Italo-Australian Organizations) on the corner of National Circuit and Franklin Street. A large area of the entire section is devoted to bitumen parking areas and as a result, there are few significant landscaped areas.

Sites to the east of Section 19, such as Section 18, are located within the Canberra Avenue corridor and have been the subject of recent redevelopment in the form of new commercial and multi-unit residential buildings.

Section 19 and the adjacent Sections of 12 and 18, provide a zone of transition – both visually and in land use terms – between the Designated Areas of the National Capital Plan, to the north, and the single land use residential areas of Forrest to the south. Parts of the Forrest / Manuka residential core areas to the south are also undergoing some redevelopment in the form of town houses and dual occupancy residences.

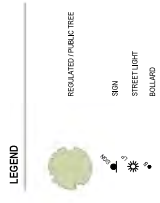
The Block which is subject to the proposed rezoning is Block 9 of Section 19. The remaining blocks of this Section - including Block 8, the Forrest Tennis Club and courts - is not proposed to be a part of any redevelopment.



SITE ANALYSIS

A range of aspects have been considered as influences to the proposal. These are:

- The existing street trees surrounding the Section, to be retained and protected wherever possible. Footpaths and verges also to be retained and protected.
- The existing topographic condition, which is generally level across the site at RL579.000.
- Excellent northern aspect, to be utilised for the benefit of the proposal, whilst also considered in relation to the solar amenity to the Block's southern neighbouring dwellings.
- An existing substation to the Dominion Circuit frontage, to be retained and protected.
- Existing signage and light poles in vicinity of the site, to be retained.



MASTERPLAN
PROJECT NO. 2010

BLOCK'S
SECTION 119
FORREST

PSR002
AUGUST 2021
REV A

**STEWART
ARCHITECTURE**

BLOCK 9 GROUND PLAN

The proposal for Block 9 consists of two apartment buildings, each a maximum 7 storeys in height, arranged around a central forecourt and north facing residents' garden.

The orientation of each apartment building serves two purposes: it optimises solar access for future residents as well as reducing the effective scale of the proposal to Dominion Circuit and its address to the existing residences to the South. The proposed siting of these buildings and the generous residents' garden result in only 35% of Dominion Circuit frontage being developed.

Generally 6m street setbacks are provided with a wide interface between the buildings.

134 apartments are provided in total, assuming larger penthouse style uppermost levels.

The buildings are oriented to promote morning or afternoon solar access.

Upper levels have been set back to not only acknowledge the site's RZ2 interface along Dominion Circuit, but also to ensure appropriate solar amenity is maintained to the existing neighbouring dwellings.

The anticipated quantity of dwellings assumes a mix of 1, 2 and 3-bedroom apartments and is summarised as follows:

West building:
62 apartments

East building:
72 apartments



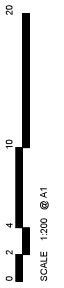
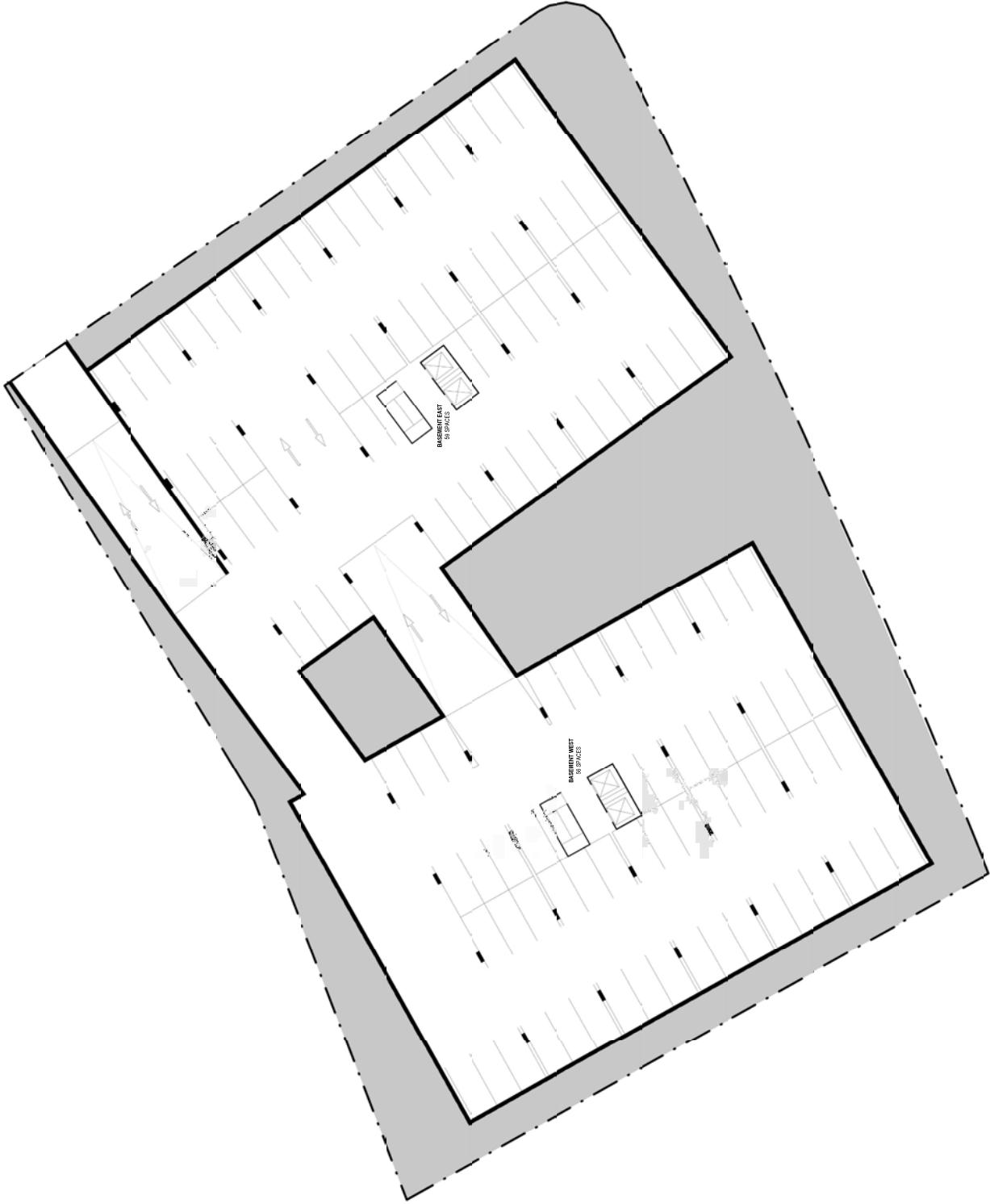
**BLOCK 9 BASEMENT
PLAN**

The basements are accessed off Franklin street to minimise impact to the more residential Dominion Circuit.

Basements are generally located under the building footprint to provide cost effective construction and maximise both central and perimeter deep rooted planting.

Two levels of basement provide for the generated parking requirements of the proposal, with approximately 230 car spaces provided.

On-site parking is therefore code compliant.



SHADOW ANALYSIS

Shadow analysis has been undertaken for both the Winter Solstice and Spring Equinox to determine the proposal's impact on the existing single residential dwellings to the south.

The form of the proposal steps down in recognition of the adjacent RZ2 context and to mitigate overshadowing.

The proposal maintains appropriate solar access to the adjacent residential properties. Minimal overshadowing is created on the existing dwellings to maintain appropriate solar amenity.



SHADOW ANALYSIS - JUNE SOLSTICE 3PM



SHADOW ANALYSIS - SPRING EQUINOX 3PM



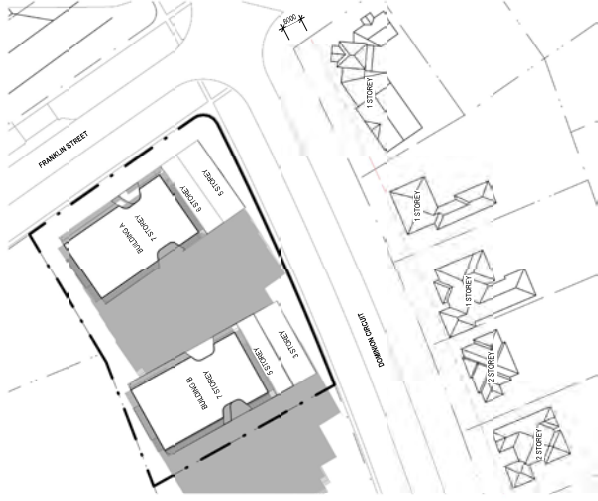
SHADOW ANALYSIS - JUNE SOLSTICE 12PM



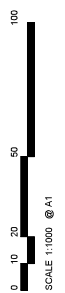
SHADOW ANALYSIS - SPRING EQUINOX 12PM



SHADOW ANALYSIS - JUNE SOLSTICE 9AM



SHADOW ANALYSIS - SPRING EQUINOX 9AM



SUSTAINABILITY ANALYSIS

The proposal recognises the need to provide high quality built form that is not only responsive to its context, but also considerate to its broader environmental impact.

As such the following strategies have been implemented to assist in a sensitive environmental design.

PASSIVE DESIGN: SOLAR ACCESS

No units are south facing, or receive no solar access. Approx. 80% of units achieve 3 or more hours direct sun on the winter solstice.

PASSIVE DESIGN: NATURAL VENTILATION

72% of units are designed to be dual aspect and therefore achieve high levels of natural cross ventilation. 100% of units are designed with an articulated facade to allow for the opportunity for some cross ventilation.

LANDSCAPE DESIGN

The proposal provides a number of landscape strategies to promote a built proposal sensitive to its environmental impact and to reduce the potential urban heat island effect.

The current site, as a carpark, is over 90% impervious surface which this proposal seeks to reduce as much as feasibly possible

1310 SQM, or 24% of the site is retained as deep-soil planting to allow the establishment of substantial canopied and vegetated zones.

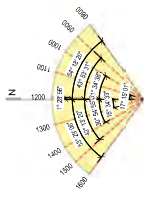
A further 500 SQM of the built form is envisaged as planters to further increase soft landscaping, resulting in 33% of the site dedicated to landscape.

BUILT FORM: ROOF AND BALCONY DESIGN

The uppermost roof forms allow for a minimum 76kw solar array to supplement the proposal's energy requirements.

It also allows for approximately 665kl water to be captured annually based on Canberra's average annual rainfall, to be reused on the site. Dedicated water storage is able to be located beneath landscaped driveway area so as to not impact any zones of deep-soil planting.

Dedicated landscape buffers to balconies reduces rain run-off by reducing the amount of impervious area of the proposal. This also serves to further reduce its potential urban heat island effect.



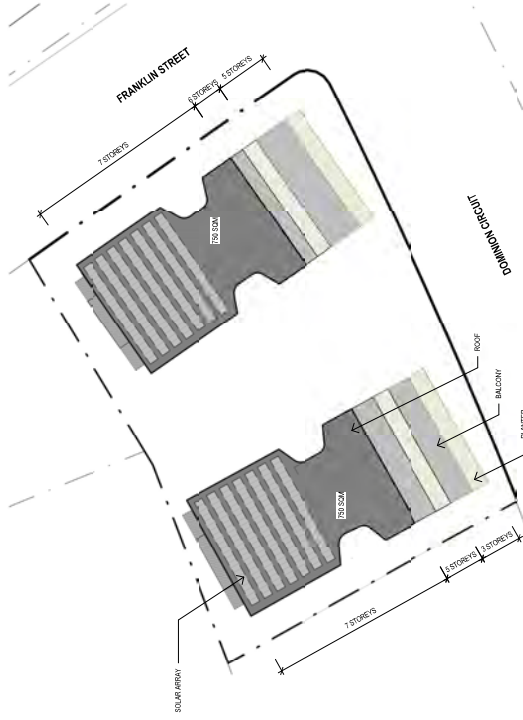
CROSS VENTILATION

- 72% of dwellings are dual-aspect.
- Most dwellings have articulated facades to allow some degree of cross-ventilation



SOLAR ACCESS

- No units receive zero sun.
- >3 hours direct sun. -80% of units



ROOFSCAPE

- Uppermost roofs allow for a min. 76kw solar array
- 1470sqm roof allows for approx. 268kl water to be captured annually
- Dedicated soft landscaping on balconies reduces rain run-off



DEEP ROOT PLANTING

- Deepsoil planting 24% of site area.
- Soft landscaping 9% of site area.
- 33% of the site is dedicated to landscaping.



Appendix 2

Consultation Presentation Slides



Territory Plan Variation

Dominion Circuit and Franklin Street
Block 9 Section 19 Forrest

Territory Plan Variation

Scoping Document

Request for Scoping document

- EPSDD provides proponent with a Scoping document, which details items to be addressed in Planning Report

Planning Report

Commence planning studies

- Liaise with Agencies
- Community Consultation
- Submit Draft Planning Report to EPSDD
- Agency Review
- Amend Planning Report

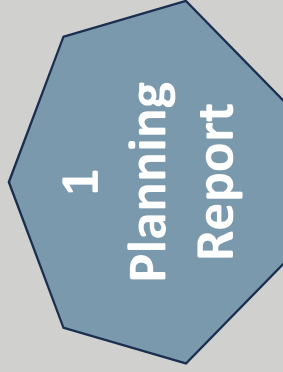
Final Variation

Statutory process by EPSDD:

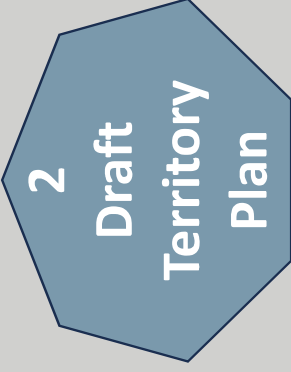
- Preparation of draft TPV
- Public consultation
- Consideration of public and agency comments
- Decision by the Minister
- Possible review by Legislative Assembly committee



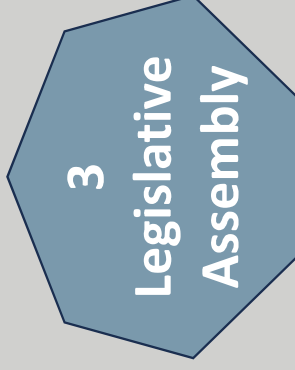
Community Consultation



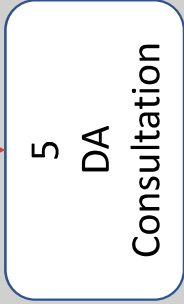
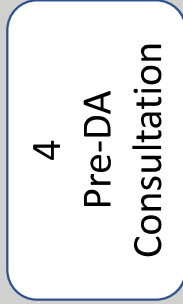
Preliminary Consultation based on indicative concept plans.
Aim is to gain initial feedback on key issues and undertake studies to address issues.



Consultation by EPSDD on Statutory Document outlining planning controls, plus supporting information



The Legislative Assembly Planning Committee can decide to review the Draft Variation and hold a public inquiry, with public submissions and hearings



The Proposed Variation

CZ6

Leisure and Accommodation Zone

- Used in the ACT for tourist specific areas
- Includes uses like Caravan Parks, Clubs, Drive-In Cinemas, Tourist Facilities, Hotels, Zoos etc.
- Does not permit residential uses, industrial uses, or certain commercial uses like bulky goods retail, vehicle sales or offices

CZ5

Mixed-Use Zone

- Used in the ACT for higher density development in centrally located, well serviced areas
- Includes uses like multi-unit residential, hotel, restaurant, small-scale shops and offices, community uses



**PURDON
PLANNING**

The Site

Formerly the Italian Club,
currently a surface Carpark

500m to Manuka Shops

550m to future Sydney
Avenue Light Rail Stop



- LEGEND**
- Proposed Light Rail Stop
 - Light Rail Stop
 - Light Rail Stage 1:
Gungahlin to City
 - Light Rail Stage 2A:
City to Commonwealth Park
 - Light Rail Stage 2B:
Commonwealth Park to Woden

The Site

Multi-unit residential to the west

Forrest Hotel & Apartments to the northwest

Italian Cultural Centre of Canberra to the north

Single dwellings, small scale multi-unit residential and townhouses to the South across Dominion Circuit

Department of Human Services building to the East over Franklin Street



Indicative Development

Two apartment buildings arranged around a central forecourt and private gardens will be a maximum of 7 storeys in height.

6m street setbacks at the lower levels, and as the buildings increase in height, the setback is enlarged.

Approx 130 apartments with a mix of 1, 2 and 3- bedroom apartments. (Numbers and mix are subject to further design development)

Two levels of basement parking, connected under the forecourt area, with vehicle entry off Franklin Street. All resident and visitor parking to be on-site

Potential minor commercial uses at ground level.

Minimal overshadowing of adjacent sites

Orientation

Reduces the scale of the building fronting onto Dominion Circuit

- The building takes up only 55% of the Dominion Cct frontage
- 6m setbacks and upper levels set back further to acknowledge the interface with lower density residential uses across Dominion Circuit

Optimises solar access for future residents



**PURDON
PLANNING**



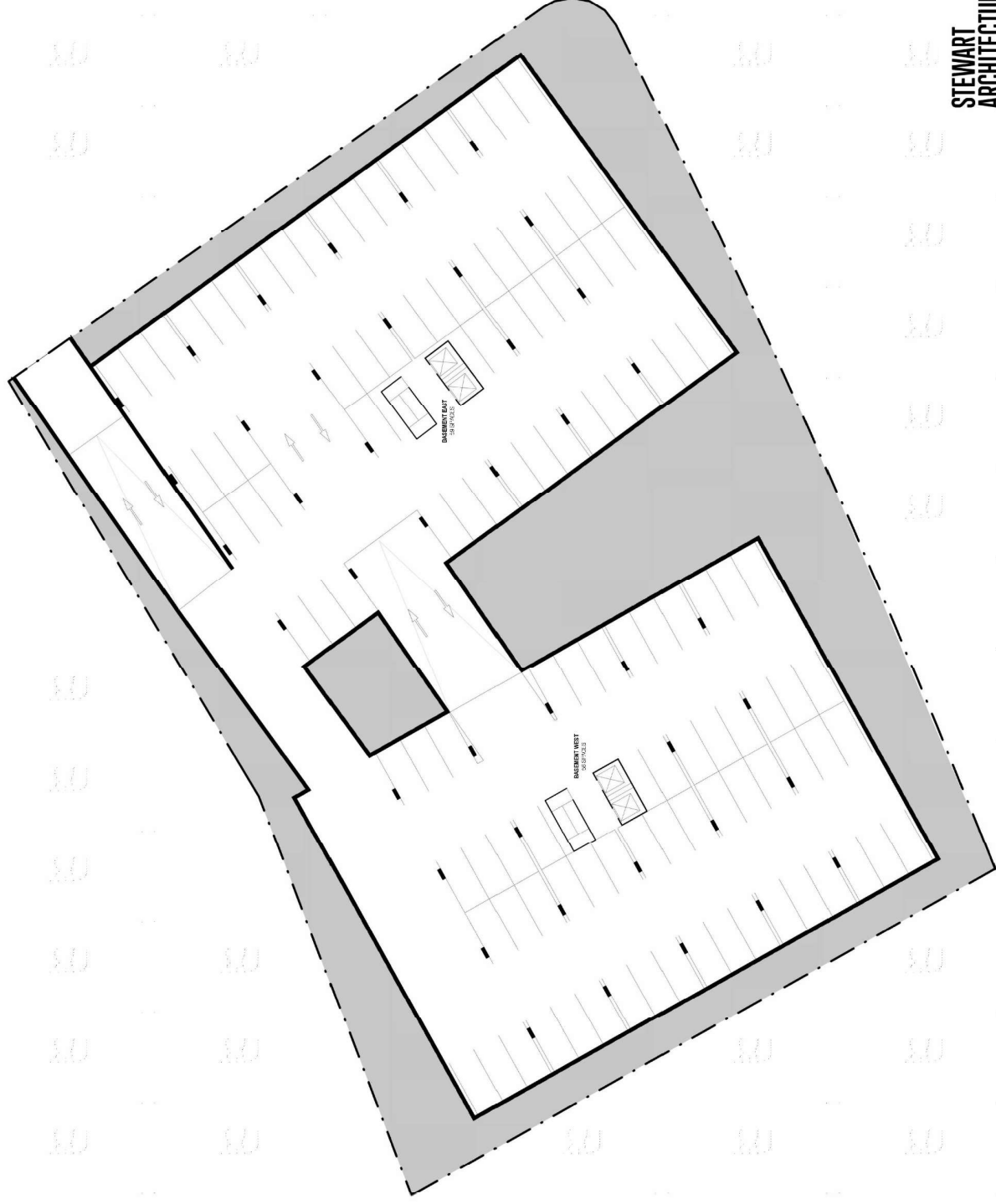
STEWART
ARCHITECTURE

Basement Parking

Accessed off Franklin Street to minimise impact to nearby residential dwellings.

Reflect the building footprint to maximise planting areas

Approximately 230 car spaces consistent with ACT Parking Code



PURDON
PLANNING

STEWART
ARCHITECTURE

Shadow Analysis

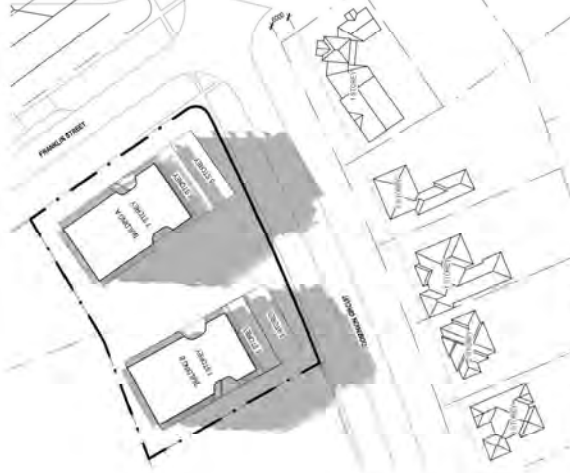
Mid-Winter

The stepping of the buildings mitigates overshadowing impacts to surrounding residential dwellings.

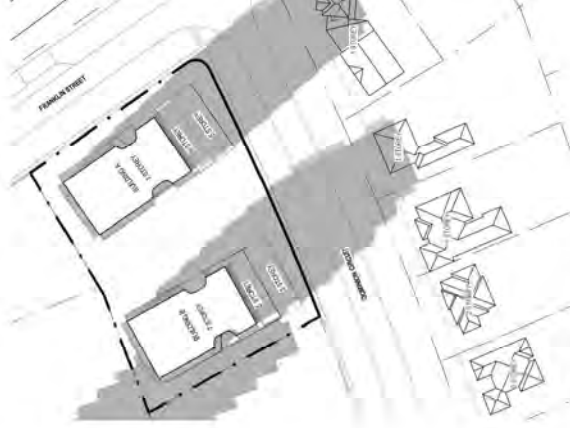
Mid-Spring



SHADOW ANALYSIS - JUNE SOLSTICE 8AM



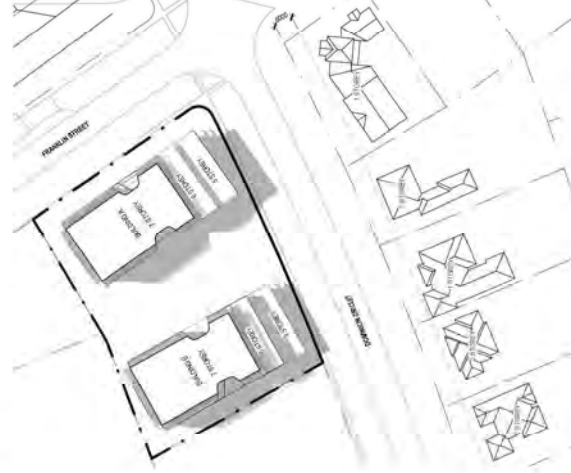
SHADOW ANALYSIS - JUNE SOLSTICE 12PM



SHADOW ANALYSIS - JUNE SOLSTICE 3PM



SHADOW ANALYSIS - SPRING EQUINOX 8AM



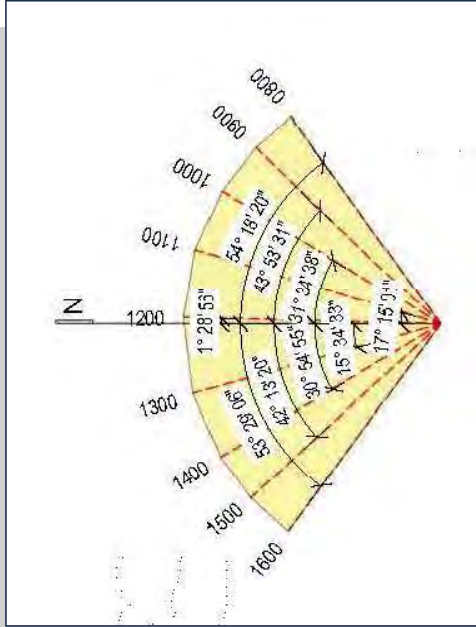
SHADOW ANALYSIS - SPRING EQUINOX 12PM



SHADOW ANALYSIS - SPRING EQUINOX 3PM

Solar Access

No south facing units



SOLAR ACCESS
 - No units receive zero sun,
 - >3 hours direct sun: ~60% of units

Natural Ventilation

Over 70% of units are dual aspect and achieve high level of cross ventilation

All units are designed with an articulated façade to allow for the opportunity for some cross ventilation



**PURDON
PLANNING**

**STEWART
ARCHITECTURE**

Landscape Design

Current site is over 90% impervious (car park)

About 1/3 of the site will be dedicated to landscape areas.

Over 1,300m² will be retained as 'deep-soil' planting (allowing for larger shrubs and trees)

A further 500m² will be landscaped with planters and other soft landscaping



**PURDON
PLANNING**



**STEWART
ARCHITECTURE**

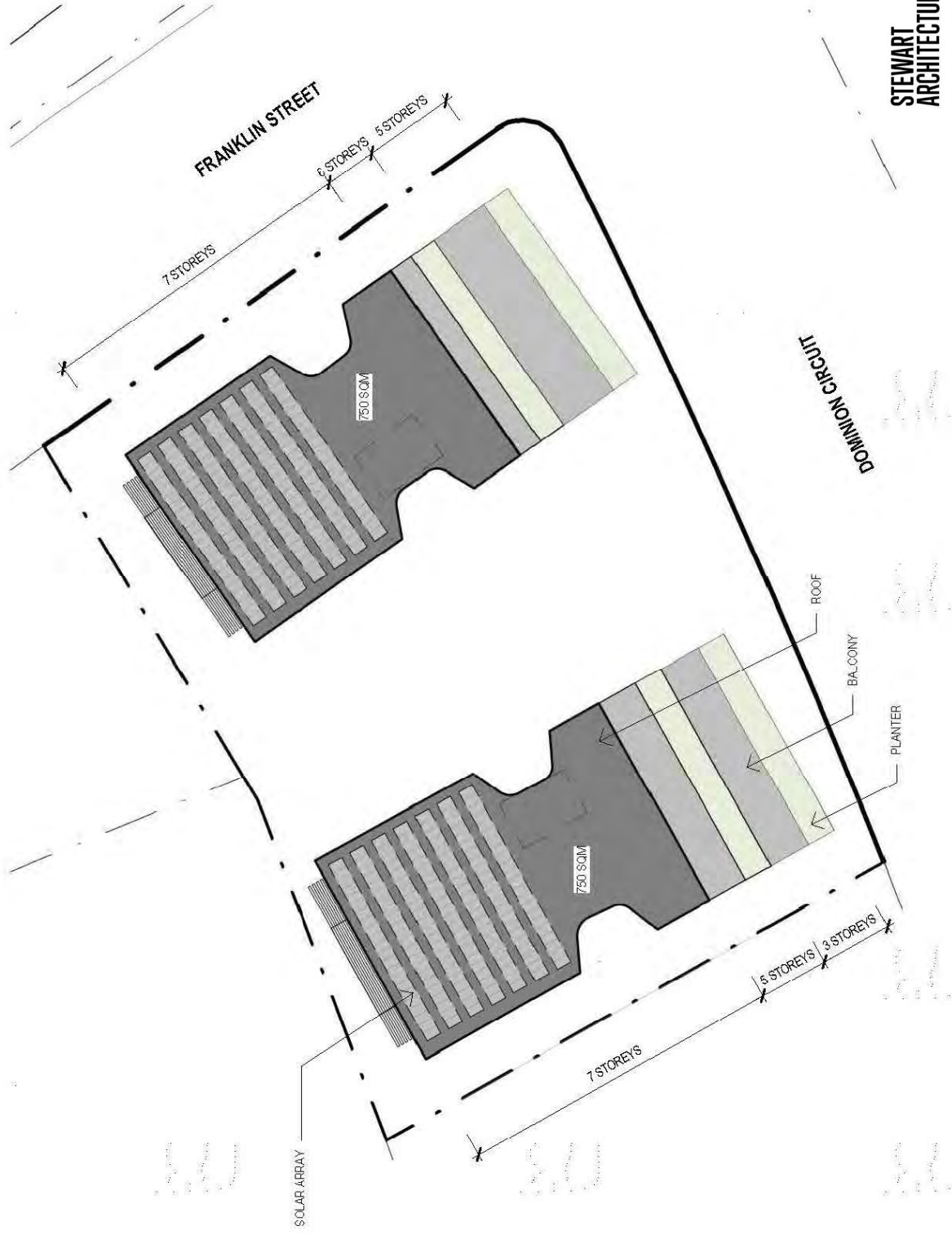
Roof Design

Allows for Solar array

Roof water will be diverted to on-site tanks and used to water gardens.



**PURDON
PLANNING**



Thank You Discussion

Attachments

Community Emails

Hello

Dominion Circuit Development of former Italian club site: Block 9 Section 19 Forrest

Thank you for the opportunity to important feedback on the rezoning of above mentioned site.

- The heritage and character of Dominion Circuit is a highly desirable component of the Canberra landscape both now and future years. Dominion Circuit is in very close proximity to the parliamentary triangle and Manuka Oval. There is a unique opportunity for Canberra to retain the current Rz2 - suburban core zone in Dominion Circuit Forrest. A street which ends within metres of the Prime Minister's Lodge. The ambience and beauty of the location is a welcome site for Australian and international visitors to experience another unique aspect of Canberra.
- The light rail has changed the face of Northbourne Avenue in a vibrant commercial and long established higher density area of Canberra. This is fabulous and offers affordable high rise living in areas already offering this style of accommodation and facilities. This style of living is only minutes away from Forrest and Dominion Circuit. Dominion Circuit has a different ambience and stye of living. Close by southern suburbs of Barton and Kingston already offer highrise affordable options. I am urging the zoning of the proposed site be the same as the opposite side of Dominion Circuit ie Rz2. Retain this unique aspect of Canberra and the rewards in future years will benefit those who have yet to experience the many beautiful attractions of Canberra.

RZ2 – SUBURBAN CORE ZONE

- Low rise and higher density than RZ1
- This is the area where houses are built around shops or commercial hubs.
- Residences are possible to be near shops and public transportation
- RZ2 blocks that are over 700m2 that can accommodate a mix of a single dwelling and multi-unit development that is low to medium density in character.
- Most developers and builders look for these blocks for redevelopment projects.
- There are opportunities for redevelopment in these areas but with a limited extent of change concerning the original pattern of subdivision and the density of dwellings.
- The suggestion of RZ5 ie high density residential zone in this location is inconsistent with Canberra planning. The proposal is for seven stories however RZ5 zones is three stories if near to low rise residential blocks. All residences opposite the site are single storey. It is the residential section in Dominion Circuit which is most impacted by the proposed high density residential development.

- The proposal of potentially 130-160 high density apartments (ie approx. 20 units per floor) for the R25 potential zone at seven stories and from front wall of building to road of 6 metres is in total odds to the quiet ambience of the street, including the native fauna and flora which access the current verge and air space. The 6 metres is much less than the set back of any building in Dominion Circuit.
- There is very limited parking and the congestion from traffic and parking required for anything beyond R22 is not sustainable.
- Garbage truck access and very noisy access points are proposed opposite the single storey residences on the opposite side of Dominion Circuit. Any development must have such access across from the well set back and beautifully landscaped Doris Blackburn commercial office block in Franklin St. There is a much lesser impact to the residences. Similarly any building entry and exit must be away from the residential R22 zoned area.

RZ5 – HIGH-DENSITY RESIDENTIAL ZONE

- High rise and high-density
- Maximum height of 21.5m which could be up to six story's
- If near to low rise residential blocks, facilities or parks, can only build a maximum of three story's

In conclusion I strongly urge for any rezoning to RZ2. There must never ever be a R25 zone.

████████████████████

██

██████████

████████████████████

From: [Purdon Reception](#)
To: [Bradley Yates: Trevor Fitzpatrick](#)
Subject: FW: Comment on Proposed Development at Block 9 Section 19 Forrest
Date: Friday, 1 October 2021 8:32:18 AM

-----Original Message-----

From: [REDACTED]
Sent: Friday, 1 October 2021 12:37 AM
To: Purdon Reception <purdons@purdon.com.au>
Subject: Comment on Proposed Development at Block 9 Section 19 Forrest

I have been a resident of a house on Dominion Circuit in Forrest for several decades and am now at the stage where I need to downsize. This will happen in the next couple of months as I move to a unit I have purchased on State Circle.

Consequently, I have a keen interest in both the preservation of our suburb's beautiful old heritage houses and green environment, and in the development of appropriate, functional and innovative dwellings in our suburb; dwellings that showcase the best modern architectural ideas that allow for more compact living that is no less amenable and desirable than being in a free standing house.

New residents who aspire to moving into this lovely suburb, or older residents, like me, seeking to downsize and who don't want to leave the area will be the likely buyers for any high quality apartments that come on the market here.

While some redevelopment in the inner south is both inevitable and desirable, it would be a travesty if that redevelopment were to lower the amenity enjoyed by people who live here already. Lower amenity would reduce the desirability of living here while also impacting the longer term value of houses and apartments in the area. Amenity in this sense includes a lack of traffic congestion, sufficient parking, safe walking routes for children to and from school and residents to and from Manuka, access to green spaces, views and levels of light and noise.

Of concern to many of us who have lived here for a while has been the rapid encroachment of higher density dwellings in smaller and smaller spaces. The village ambience for which old Kingston and Manuka were once known, has been significantly eroded. In place of charming old homes we now have what can only be regarded as a discordant assortment of bland, often untidy apartment complexes, with ubiquitous displays of flapping

washing on narrow balconies.

In spite of their charmless exteriors, most of these buildings do not entirely ruin the skyline, being generally no more than four stories high, although, unfortunately this too is changing. Many of the older apartment buildings, notably Landmark, do also have real gardens that help to mitigate the high summer temperatures that are becoming more common.

Unfortunately, the poor quality of many of the newer buildings is such that they require extensive renovation or demolition within a short period of time, when compared to the older buildings.

While Forrest in particular has been subject to more than its share of re-development over the last five to ten years, mercifully much of that re-development for residential purposes (for example, in Canberra Avenue, State Circle and New South Wales Crescent) has been restricted to four stories with some, if sometimes minimal, allowance for trees and shrubs.

The problems I see with your tentative proposal for the old Italo - Australian club site are: first the size of the site; second the disproportionate number of units you are suggesting (in excess of 130); and third, the height of the two towers at seven stories each. You are also mooted the inclusion of some, undisclosed, commercial activity which would further densify the development.

Considering that the new Estate development in Forrest has 87 apartments on a larger area than yours and that other apartment complexes on State Circle, Dominion and Empire Circuits have used their space even more carefully, your development may well be seen as lowering the standard of accommodation in the suburb. Sometimes 'less is more' and I urge you to consider three principles when building here (or indeed anywhere, but especially here):

- (1) Predominance of quality over quantity, including use of innovation and well tested and environmentally appropriate building materials that reduce waste, are safe and will last.
- (2) Consideration for the amenity not only of new residents, but existing residents. And
- (3) The need, particularly with rapidly rising temperatures and climate change, for large areas of plantings (even extensive use of 'green walls' which are widely used in Italy and Scandinavia).

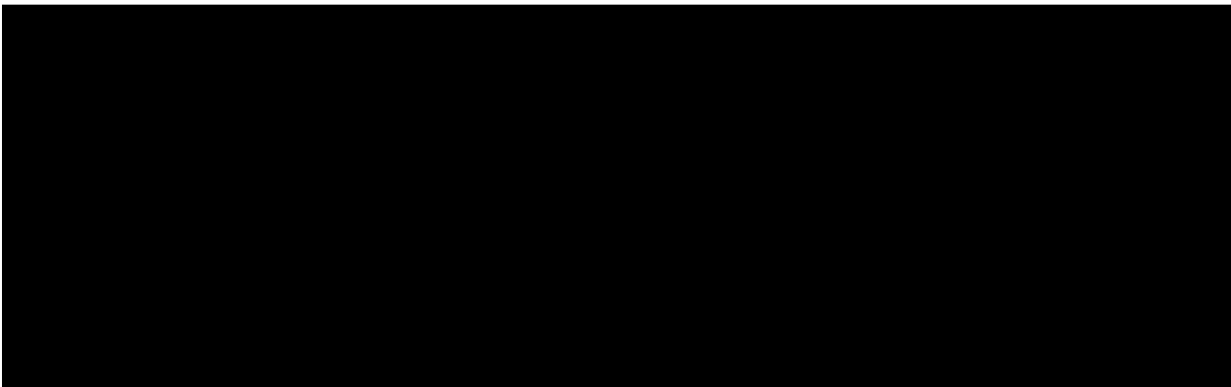
I wish you well and hope that what you end up doing can be a source of pride for all of us who live in the area.

Sincerely



Sent from my iPhone

From: [Purdon Reception](#)
To: [Trevor Fitzpatrick](#); [Bradley Yates](#)
Subject: FW: Forrest Rezoning Consultation Event
Date: Tuesday, 2 November 2021 3:40:06 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)



From: [REDACTED]
Sent: Tuesday, 2 November 2021 2:49 PM
To: Purdon Reception <purdons@purdon.com.au>
Subject: Re: Forrest Rezoning Consultation Event

Thank you for the presentation. I found Trevor's spiel both interesting and reassuring. There seems to be good integrity in the planning process.

Sincerely,

[REDACTED]

Sent from my fool iPad

On 1 Nov 2021, at 2:29 pm, Purdon Reception <purdons@purdon.com.au> wrote:

Purdon Planning look forward to meeting with you this evening to discuss the proposed rezoning of Block 9 Section 19 Forrest.

Please contact us via email or phone if you have any issues with accessing the online meeting.

Topic: Forrest Rezoning Consultation Event
Time: Nov 1, 2021 05:30 PM Canberra, Melbourne, Sydney

Join Zoom Meeting

<https://us02web.zoom.us/j/88527294312?pwd=RVNPSW1UaFM0TVBBZjRNMEpJT0l2QT09>

Meeting ID: 885 2729 4312

Passcode: 140080

One tap mobile

+61861193900,,88527294312#,,,,*140080# Australia

+61871501149,,88527294312#,,,,*140080# Australia

Dial by your location

+61 8 6119 3900 Australia

+61 8 7150 1149 Australia

+61 2 8015 6011 Australia

+61 3 7018 2005 Australia

+61 7 3185 3730 Australia

Meeting ID: 885 2729 4312

Passcode: 140080

Find your local number: <https://us02web.zoom.us/j/88527294312>

Regards,

**Purdon
Reception**

Purdon Planning Pty Ltd
Suite 5, Level 1
243 Northbourne Ave
Lyneham ACT 2602

T: 02 6257 1511

www.purdon.com.au



From: [Purdon Reception](#)
To: [Bradley Yates](#)
Subject: FW: PURDON - FORREST COMMUNITY CONSULTATION
Date: Friday, 5 November 2021 9:24:37 AM

From: [REDACTED]
Sent: Thursday, 4 November 2021 6:04 PM
To: Purdon Reception <purdons@purdon.com.au>
Subject: PURDON - FORREST COMMUNITY CONSULTATION

Hello,

Thank you for the opportunity to comment on the proposed change to the planning requirements for Block 9, Section 19, Forrest.

The proposal is to vary the zoning from CZ6 to CZ5 and provides a proposed development of a 7 storey apartment complex - housed in two separate buildings. As a resident impacted by this change I make the following comments:

- The current CZ6 Zone objectives state “*protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy*”. Of concern is that this objective is NOT listed within the proposed CZ5 Zone Objectives.
- Current CZ6 Zone objectives also state “*ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape*”. Again - this is NOT listed as an objective of CZ5

These two issues, that will no longer be relevant if the change of zoning is approved, are a KEY concern to residents. Issues such as traffic, parking in local streets, ensuring the bulk and scale of any development meets within the design of current developments, and that any development sets the standard for any future development in adjoining Blocks.

It is interesting to note that the Blocks directly adjoining Block 9, Section 19 are zoned as follows:

- Block 12, Section 19: CZ6
- Block 11, Section 19: CZ6
- Block 6, Section 19: RZ1
- The zoning requirements for these adjoining blocks only allows for a maximum of 2 storeys with a 10m setback.

Furthermore the entirety of Blocks 20 and 27 (the two residential areas most impacted by this proposal) are zoned RZ2 - with associated height and setback requirements.

In terms of changing the zoning from CZ6 to CZ5 I note that the planning departments own *ACT Planning and Land Authority CZ5 Mixed Use Zone Development Codes* states:

- That there is no specific building height rule, but issues the following criteria: “*Building heights are to be compatible with existing, or future desired character of, adjacent*”

developments”

- Of note is that there are NO 7 storey buildings within the vicinity of Block 9, Section 19. Additionally, a 7 storey development places great influence on any future desired development in the surrounding Blocks and Sections. A 7 storey development (no matter how sensitively designed and built) will provide a very unwelcome precedent

Additionally, the ACT Planning and Land Authority CZ5 Mixed Use Zone Development Code provided the following specific guidance for development of Block 9, Section 18 (on the corner of Dominion Circuit and Franklin Street - in essence, directly opposite this proposal).

- A maximum building height of 4 storeys, to ensure:
 - Compatibility with existing or future desired character of adjacent development (such as Block 9, Section 19)
 - Are no higher than the established tree canopy along main avenues
 - Minimise detrimental impacts to adjoining areas
 - A setback of 10m to provide for landscaping consistent with maintaining the character of the avenue

The Rezoning Proposal and suggested design of two 7 storey apartment blocks does not meet the ACTs own key criteria and building codes, and provides a very bad and lazy precedent for any future developments.

I am directly affected by this proposal. It is obvious that a 7 storey development with a six metre setback, is completely out of character to the existing streetscape within adjacent blocks. The change in the zoning does nothing to ensure the integrity of the key objectives currently listed within CZ6 to protect the amenity of residential areas or ensure that the bulk, scale, size, design and landscaping of any development is compatible with the surrounding landscape.

I quite understand that the area will be developed - and recognise that developers need to make a reasonable return on investment. However, this should not occur outside of the reasonable guidelines that have been laid down in terms of the issues raised in this email.

Many thanks



Dominion Circuit

From: [Purdon Reception](#)
To: [Bradley Yates](#)
Subject: FW: Forrest
Date: Friday, 22 October 2021 9:13:06 AM

[REDACTED]

[REDACTED]

Sent: Friday, 22 October 2021 9:07 AM
To: Purdon Reception <purdons@purdon.com.au>
Subject: Forrest

I have received your notice but can't find the home consultation website.
I am one of many in Forrest who are concerned about the parking implications of this development.
Anyone who has been out to Molonglo suburbs in recent times will have noticed that narrow suburban streets are cluttered with cars because of the many apartments that must have one only allocated car space but the owners have two or more cars.
This must not be allowed to happen in Forrest which is already overwhelmed by workers who often park all day and run the risk of a ticket or two.
Can you please advise if the current plans mandate at least two car spaces per unit and three for penthouses.
Also please advise how much visitor parking will be provided.
Thank you.

Cheers

[REDACTED]

From: [REDACTED]
To: [Bradley Yates](#)
Cc: [REDACTED]
Subject: Re: Consultation session
Date: Tuesday, 2 November 2021 9:17:35 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Bradley

Thank you for yesterday's session

I have already expressed concern about the overall height and density of proposed dwellings.

I am reminded of the East circular quay development in Sydney.

At that time there was an opportunity to enhance the area but commercial pressures dictated that high rise development won the day- to the detriment of Sydney's beauty.

We would have the opportunity with the Franklin St site to create something which would be aesthetically pleasing. In my opinion it would be a shame if we bowed to commercial pressures over the aesthetics of our city.

Regards [REDACTED]



Friday, 22 October, 2021

To Whom It May Concern,

Regarding 52 Franklin Street , Forrest (Former Italian Club Site).

On behalf of the seven units at 70 and 72 Franklin Street, we are supportive of new development in the area; however, we are also mindful of the character, design and use of a project.

Residents would prefer a hotel in all cases and would hope that any development does not impose on the charming character of Forrest or lessen the prestigious nature of the area with poor design or out of character height.

In any event, residents would propose that the developer upgrade the footpath between the proposed site and the Manuka shops as a condition of any development, as the current path size (1m) can not handle the already high-traffic route.

Any development should enhance the character, viability, and amenity of the local area.

Kind Regards,

John-Paul D. A. Romano

JP KSC MAICD MAIES MACF



**Inner
South
Canberra
Business
Council**

21 October 2021

To Whom It May Concern,

Regarding 52 Franklin Street, Forrest (Former Italian Club Site).

On behalf of businesses in the Inner-South, we are supportive of new development in the area; however, we are also mindful of the character, design and use of a project.

Local businesses would prefer a hotel in all cases and would hope that any development does not impose on the charming character of Forrest or lessen the prestigious nature of the area with poor design or out of character height.

In any event, local businesses would propose that the developer upgrade the footpath between the proposed site and the Manuka shops as a condition of any development, as the current path size (1m) can not handle the already high-traffic route.

Any development should enhance the character, viability, and amenity of the local area.

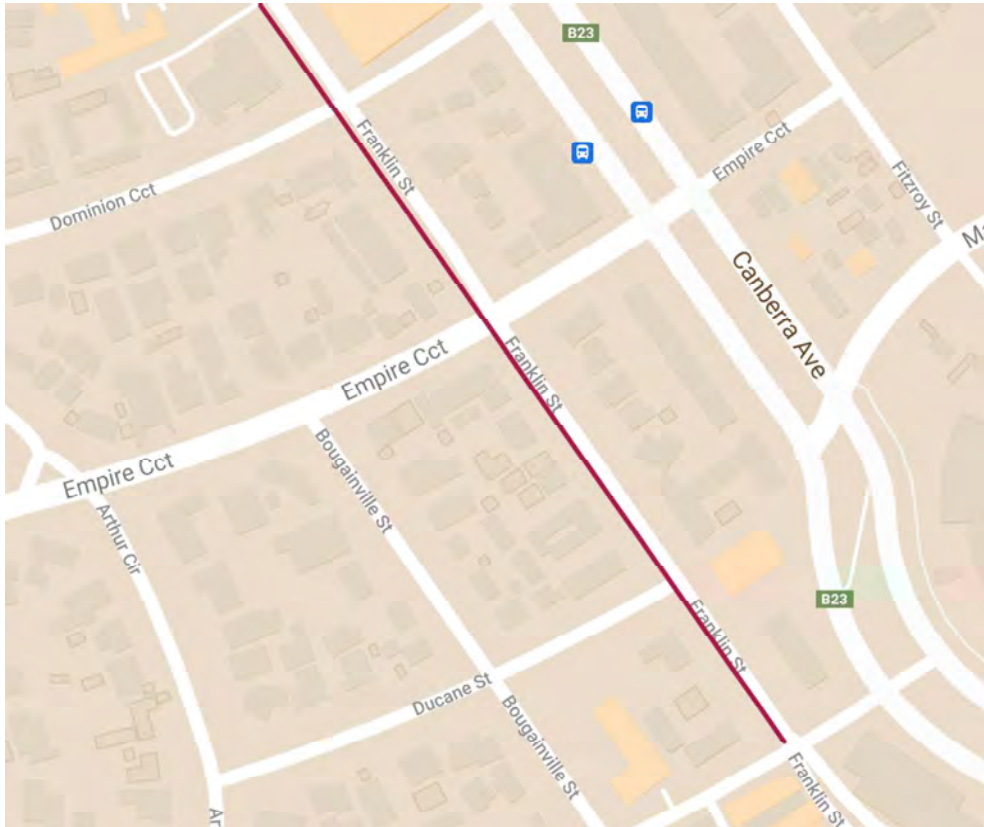
PO Box 3660,
Manuka, ACT, 2603.

purecharity.org.au/isbc



Inner South Canberra Business Council

21 October 2021



Sincerely,

John-Paul Romano Esq JP

Chairman, Inner-South Canberra Business Council

Managing Director, The PURE Charity Group

PO Box 3660,
Manuka, ACT, 2603.

purecharity.org.au/isbc

The Inner-South Business Council is a subsidiary group of The PURE Charity Group Ltd.

ABN: 78 624 397 164, ACN: 624 397 164

From: [REDACTED]
To: [Bradley Yates](#)
Subject: RE: Block 9 Section 19 Forrest Rezoning proposal
Date: Monday, 15 November 2021 4:50:34 PM
Attachments: [image001.png](#)

As a resident in Dominion Circuit that would be directly impacted by the proposed development I wish to submit the following.

- Rezoning the block to allow for residential development is welcome as this type of land use in this location is far more compatible and consistent with the existing character of land use in the surrounding landscape than a hotel development would be.
- Section 19 has a number of sensitivities including the presence of a cultural centre, a heritage listed church, RZ1 residences and recreational facilities in the form of a tennis courts and a lawn bowls field. For this reason, all redevelopment on Section 19 should be guided by a precinct code. If there are constraints to developing a section precinct code immediately, any variation to the zoning of Block 9 should include development constraints that would also apply to all future requests for rezoning of blocks in Section 19.
- The conceptual development provided by the owner of Block 9 is welcome in its general intent but is of a proposed height and dwelling density that would have an unacceptable adverse impact on surrounding residential properties due to the overshadowing of open private space, loss of amenity and traffic congestion.
- Issues of overshadowing, traffic loads and amenity would be reasonably mitigated by limiting the development height on Block 9 to four stories. Residences on Dominion Circuit directly opposite this site have a 11.5 meter maximum height limit, buildings opposite the site on Franklin Street have a four storey height limit and all other buildings on Section 19 are no more than two stories.

[REDACTED]
[REDACTED] Dominion Circuit
Forrest

From: Bradley Yates [mailto:bradley.yates@purdon.com.au]
Sent: Tuesday, 5 October 2021 1:50 PM
To: [REDACTED]
Subject: RE: Block 9 Section 19 Forrest Rezoning proposal

Hi [REDACTED],

Thanks for the chat just now, I will pass on your points to the project team.

Thanks for registering your interest in attending the event. I've recorded your details, we will send out a link either the day before or on the day of the event, to try and capture everyone at once. At this stage, I understand the meeting will be held via zoom:

- if you are using a computer, no application is needed, it should work on your browser via the link provided
- if you are using a mobile device the zoom app is recommended

Please let me know if you have any issues with the above.

Regards,

Bradley Yates
Urban Planner

Purdon Planning Pty Ltd
Unit 6, Cooyong Centre
1 Torrens Street
Braddon ACT 2612

T: 02 6257 1511
www.purdon.com.au

From: [REDACTED]
Sent: Monday, 4 October 2021 5:44 PM
To: Purdon Reception <purdons@purdon.com.au>
Subject: Block 9 Section 19 Forrest Rezoning proposal

I wish to register for the virtual consultation session on 14 October. There are some questions which I would like to ask prior to the consultation and would appreciate it if someone familiar with this proposal could ring me please on [REDACTED]. I commend Purdon for the comprehensive nature of the initial consultation document for this site you have prepared.

Kind regards

[REDACTED]
[REDACTED] Dominion Circuit
Forrest

From: [Purdon Reception](#)
To: [Bradley Yates](#)
Subject: FW: Response to community meeting: Block 9, Section 19 Forrest
Date: Friday, 22 October 2021 9:15:48 AM

From: [REDACTED]
Sent: Thursday, 21 October 2021 6:55 PM
To: Purdon Reception <purdons@purdon.com.au>
Subject: Response to community meeting: Block 9, Section 19 Forrest

Attention: Trevor Fitzpatrick

Good afternoon,

Thank you for the letter box drop informing residents of a second meeting following the late delivery by Australia Post.

As residents living within meters of the proposed development, we clearly recall the building of the carpark and the extremely noisy heavy machinery that began at 6.30 AM or earlier for many days. This clearly demonstrated to us that the owners of the block had little respect for the local residents. A view that may persist throughout this process.

We appreciated the presentation via zoom meeting on the 14th October and would like to make a few points regarding the rezoning and development of the present carpark.

- There is very little advantage to current residents in rezoning the block. We have already experienced the disregard of the present owners.
- The proposed building height whether set back or not, is excessive. It will have implications for further rezoning and have a huge negative impact on residential living and the amenity of the area for local residents.
- The density of the proposal is also of concern. The design presented is for very small and we suspect very low cost units. Existing three bedroom units in this area are around double the size of that described at the meeting. The result will be an influx of investors and tenants who do not engage with the community or share our values.
- The traffic issues resulting from the proposal would significantly reduce the amenity that this tight knit community currently enjoys. It is disingenuous to suggest otherwise.
- The proposal is focused on the wrong demographic for this suburb. Forrest is valued by down sizers from inner south suburbs looking for larger apartments and town houses providing high level inclusions, additional car parking and storage and who are prepared to pay for it.

Thank you for the opportunity to express our views. We will continue to follow the community consultation process and any proposed concept plans.

Kind regards,
[REDACTED]

From: [Purdon Reception](#)
To: [Trevor Fitzpatrick](#); [Bradley Yates](#)
Subject: FW: Block 9 Section 19 Forrest
Date: Thursday, 30 September 2021 8:17:18 AM
Attachments: [image001.png](#)
[image003.png](#)

From: [REDACTED]
Sent: Wednesday, 29 September 2021 9:32 PM
To: Purdon Reception <purdons@purdon.com.au>
Cc: [REDACTED]
Subject: Block 9 Section 19 Forrest

I write to request that I receive notice of all meetings and copies of all other public communications related to this proposed Block 9 Section 19 Forrest development. These should be sent to [REDACTED]

As a resident of the area (21 Empire Circuit, Forrest), I would be directly affected if the development were to proceed as proposed. My initial reactions are

- The proposal is better than the previously proposed hotel
- I am strongly opposed to a seven-storey development on the site. It is a quite inappropriate height and takes no account of the current amenity of the area and likely visual impact on existing homes. For example, my single storey home is a traditional Forrest residence built in 1923. There are others of similar age that would be overlooked by a seven storey tower or towers
- I would not be opposed to an apartment development of high architectural merit that was no higher than 4 storeys and preferably significantly lower than the adjacent Department of Human Services building

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED] Empire Circuit
Forrest
ACT 2603
[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: Tuesday, 19 October 2021 9:53 AM

To: Purdon Reception <purdons@purdon.com.au>

Subject: Development of Block 9, Section 19 Forrest (The former Italian Club)

Hi,

I own and am resident in [REDACTED] Dominion Circuit, Forrest. A flyer was placed in my letterbox on Monday 18 October advising me of the proposed rezoning of the above Block and inviting me to take part in a virtual consultation session on 14th October (ie - several days before the flyer was distributed!). As I am directly, and greatly, affected by the proposal, I'm absolutely disappointed in not being given any notice of the proposed session. Providing notice after the event is both insulting and, frankly, poor form - I sincerely hope that this sort of tick box consultation is not to be the norm for this proposed development.

I am aware that the flyer is simply notification of the first part of a lengthy process, and that the concept plans are, just that, concepts. However, the 'concept' of a seven story development no matter how 'set back' from the street front is outrageous. Such a monolithic development is totally out of keeping with the residential nature of Dominion Circuit, would blot out existing views and light and destroy property values for the existing owners.

I am happy to discuss this further: my number is [REDACTED].

[REDACTED]

From: [REDACTED]
To: [Bradley Yates](#); [Purdon Reception](#)
Subject: NEW Community Consultation - Territory Plan Variation - Block 9 Section 19 Forrest (Old Italo Club)
Date: Monday, 25 October 2021 8:21:46 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Good afternoon

Proposal to change the land use zone of the former Italian Club site (Block 9 Section 19 from the current CZ6 – Leisure and Accommodation Zone to a CZ5 – Mixed Use Zone.

I am a resident of Forrest, in the same suburban block as the proposed zoning change and therefore keen to provide input. Whilst the proposal has attraction in that an apartment block or office accommodation would seem more appropriate for the adjacent suburban precinct than the previously proposed hotel complex, this relies heavily on trusting the developer to develop an appropriately scaled and sympathetically designed eventual structure. I have seen the Purdon feedback from the initial zoom “consultation” and am unable to attend the second one.

The only indications we have for that assurance is the indicative design provided in this zoning consultation period, and your statement that “

as part of the research involved in undertaking the Planning Study, we are consulting the local community to seek early feedback on key issues associated with future development of the site. This will enable us to consider community feedback as part of our Planning Study”.

I note also that you “*stress that these consultation activities only relate to changing the zone at this time. As such, design details and information is indicative only at this stage*”. I have nevertheless offered my observations and concerns, both positive and negative, on the indicative design to ensure that there is no doubt about my views, and I would imagine many others in the Forrest area.

There are features of the indicative design that are reassuring:

- entry from Franklin Street;
- set backs from Dominion Circuit;
- stepped height; and
- garden areas (although more detail on chosen planting should be an area of community consultation).

Areas of concern include:

- the height which is in excess of anything in the immediate vicinity;
- the height does not reflect the transition of this block between the NCA controlled and more commercial Canberra Avenue/Franklin Street developments compared to the western side of Franklin Street and its proximity to suburban Forrest and nearby heritage areas;
- the density of the indicative plans is far greater than recent apartment developments in the area (Estate on State Circle/Canberra Ave and the development on the corner of Franklin Street and Canberra Ave);
- the lower number of apartments (130) equates to the density of the current redevelopment of the Stewart Flats in Manuka which is a much busier and commercial area than Forrest, with the higher number (160) being much denser;
- impact on parking both during construction and long term when occupied (post Covid working from home arrangements there will pressure on parking and the development actually loses around 180 parking spots for workers currently available as paid parking on the site);
- unclear what parking is available for any proposed commercial development in the complex;

- impact on traffic which should be based on pre or post Covid usage, not current and should use local expertise not interstate for any studies.

It is disappointing that there is nothing in your consultation material that reflects the quality and ambience offered by Forrest including its heritage significance and the proximity to Parliament House and Barton offices, which should be selling points similar to those used by the Estate development. Consultation through the DA process would be facilitated by recognition of those factors in any final design, making any development an asset to the neighbourhood, not an unattractive and unsympathetic burden on the neighbourhood. It appears that the indicative design is about quantity not quality.

██████████

██████████ Dominion Circuit
Forrest ACT 2603

From: [REDACTED]
To: [Bradley Yates](#)
Subject: RE: Block 9 Section 19 Forest ACT
Date: Tuesday, 19 October 2021 6:01:16 PM

Thank you Bradley for your prompt response to my email.

I have accessed the information on this block proposal on your website.

I consider that a 7 storey residential complex is not appropriate for the area in which the development is to be located. I would like to know where there are any 7storey buildings in Forrest.

I note that it states in your presentation slides that there will be approximately 130 apartments and 230 on site car spaces.

If the entrance is to be on Franklin Street what is meant by on site parking. Are visitors to use underground parking spaces?

Unfortunately there are apartment blocks in the streets around Franklin , Dominion and National Circuit where cars are parked on the street, reducing road space to passing traffic and causing traffic flow disruptions.

I look forward to hearing from you and ask that my comments be forwarded to the relevant person for inclusion in the report.

Kind regards,

[REDACTED]

----- Original Message -----

From:
"Bradley Yates" <bradley.yates@purdon.com.au>

To:

[REDACTED]

Cc:

"Purdon Reception" <purdons@purdon.com.au>

Sent:

Tue, 19 Oct 2021 01:08:39 +0000

Subject:

RE: Block 9 Section 19 Forest ACT

Hi [REDACTED],

Thanks for the email, we are disappointed to hear you only just received the notification postcard, we had engaged Australia Post to deliver 4,500 of these during the week of the 27th of September. We engaged Australia Post for this service as they were the only permitted workers to do so at that time, across the size of the area during the ACT's covid lockdown. We normally use a private contractor as they are more reliable and can be tailored to an area rather than a mail route or a postcode, but unfortunately they were unable to deliver for us on this occasion due to the Covid Lockdown restrictions. I can also confirm that during our session we were made aware that a number of other residents in the area, did not receive the flyer. As such, we will likely refrain from using Australia Post for this in the future.

The flyer was not the only method of notification we used for the TPV consultation. We also still have a live website for the TPV proposal (<https://www.purdon.com.au/consultation/block-9-section-19-forrest/>), that has indicative design drawings, and has been live since 24/09/2021. Further, consultation methods included:

- Email to the Inner South Canberra Community Council and Forrest Residents Group on 28 September 2021.
- Email to other Community Groups on 28 September 2021.
- Email to previous consultation participants on 28 September 2021
- Online Information Session, 14 October 2021
- Article and information provided via the Riotact
- Canberra times print advertisement
- LinkedIn post sharing the website and Riotact article

We had our consultation session on Thursday last week, which went for two hours. We have since put the slides from the presentation up for viewing on our website. We are investigating whether we can put the recording of the session up on the website too, but due to the size of the file, this seems unlikely to occur at this stage.

We are still recording feedback and the issues raised by the community will be noted within our TPV report that is submitted to the government. I expect this will be out for Public Notification soon after the TPV report is accepted for submission.

If you have any comments you would like to make about the TPV or the indicative development, please send through via email and I will add these to the report. We expect to be finalising the report at the end of October.

Thank you for getting in contact,

Regards,

Bradley Yates Purdon Planning T: 02 6257 1511
Urban Planner Pty Ltd www.purdon.com.au
Unit 6, Cooyong
Centre
1 Torrens Street
Braddon ACT
2612

From: [REDACTED]
Sent: Tuesday, 19 October 2021 11:49 AM
To: Purdon Reception <purdons@purdon.com.au>
Subject: Block 9 Section 19 Forest ACT

Good afternoon,

I am emailing you in response to a printed card that I received in my letterbox today, 19 October 2021.

The card contained an invitation to have a say regarding the proposed rezoning of Block 9. Section 19 Forrest.

I note that the virtual consultation session was to be held on 14 October 2021.

Why did I receive this information 6 days after the event has taken place, making it impossible for me to consider the invitation or participate?

Regards,

[REDACTED]