

Mick Gentleman, MLA

Minister for Planning and Land Management

1st March 2023

Dear Minister Gentleman,

With regard to the Draft Woden District Strategy I am strongly opposed to the development of new edge streets in Curtin ie. Curtin Edge North and South. I also believe that this proposal contravenes your objectives of prioritising blue-green network and sustainable neighborhoods.

The cycle path and green space along the Yarralumla Creek in Curtin are heavily utilised, much loved park/green space. Throughout the day they are used by cyclists, people on scooters, joggers and other pedestrians. Mothers with prams utilise this path, children ride to school on this safe cycleway. Cyclists who wish to avoid traffic and ride off road use this path. Dogs are walked on lead on the path, or on the generous green space beside the creek. Our suburb does a lot of exercise based around this area! The creation of edge streets will ruin this wonderful recreational area. Our pleasant walk and cycle way will become a hot, noisy, unsafe space, which is much reduced. This will have a negative impact on both the physical and mental health of our area.

The creation of edge streets will result in removal of many mature trees which provide a very important green canopy and help cool the area. It takes decades to grow a canopy of this height. These trees support abundant birdlife which will also be damaged by this proposal. It is not possible to replace these mature trees with new plantings in any acceptable time frame. In particular, we are likely to be facing another drought very soon and new trees will struggle to grow. It is foolhardy not to protect the canopy that we have. It has been shown that suburbs without a significant green canopy are significantly hotter.

The Yarralumla Creek frequently floods onto the Curtin north edge green space when there is heavy rain, which would also compromise a road in that vicinity and associated walkway – a narrow corridor of green strip here would be very risky.

I respectfully request that alternative options for road access are considered. There is adequate space on the north side of the Yarralumla Creek – along Cotter road and also along Yamba Drive on the other side of the Yarralumla Creek, which is not used as recreational space.

Please do not compromise our recreational space with these new developments.

Sincerely,



I wish to make the following submission on the Draft Woden District Strategy.

I raise a significant objection to the proposed Edge Road in both the North and South of Curtin for the following reasons:

- Curtin is already clearly delineated by the green space and no such road is necessary to indicate a "suburb edge". Obviously the purpose of the road is to provide increased access to the higher density accommodation proposed in the white shaded area, and/or to make development easier for developers. Access to blocks in this area is already adequately provided with existing roads. In addition, most of the battleaxe blocks have very generous driveways which should accommodate multiple occupancies, negating the need for additional road infrastructure.
- Future developments should not significantly negatively impact on the current enjoyment and amenity of existing residents. Clearly such a proposal, by removing green space and replacing it with road infrastructure, will add noise and visual disturbance. This green space provides significant public amenity to the Curtin community and would be significantly depleted with the insertion of a road. (again impacting on existing enjoyment/amenity)
- Inserting a road in this green space appears to be contradictory to one of the prime objectives of the District Strategies ie, creating a Blue/Green corridor through the city. Here we have an existing creek corridor which it is proposed that it be enhanced (which I fully support), and then counter intuitively it is proposed that this corridor be significantly reduced and disturbed with a new road. This is truly demonstrating a contradiction in objectives.
- In summary, I appreciate the need for urban infill, and the need for the ACT to capitalise on the major transport route along Adelaide avenue with additional higher density housing. However, I would like to see this achieved whilst maintaining and improving green space for all current and future residences. It is far preferable to fully explore transport and access options within existing infrastructure prior to destroying important and much loved green space.

Sincerely

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A SUBMISSION ON THE INADEQUACY OF BUSHFIRE PROTECTION IN THE TERRITORY'S PLANNING REVIEW

SUMMARY

I would like to make a submission to the review of the Territory Plan and other aspects of Territory planning. This submission concerns bushfire protection.

What is in place now and is being put in place for new suburbs is insufficient to protect the ACT community from this key natural hazard. Recent advances in understanding of the behaviour of extreme wildfires, much of which originated in Canberra, has been poorly adopted by planners, yet must be included in town planning if we are to keep the ACT community safe.

I will justify this statement below.

To correct this problem, it will be necessary to do the following:

- 1) Cease using only AS 3959 (*Construction of buildings in bushfire-prone areas*) for bushfire protection planning in the ACT.
- 2) Redesign all urban edge protection measures in the Molonglo Valley below Scrivener Dam.
- 3) Reconsider future greenfield development strategies.
- 4) Increase established fire protection and suppression efforts.

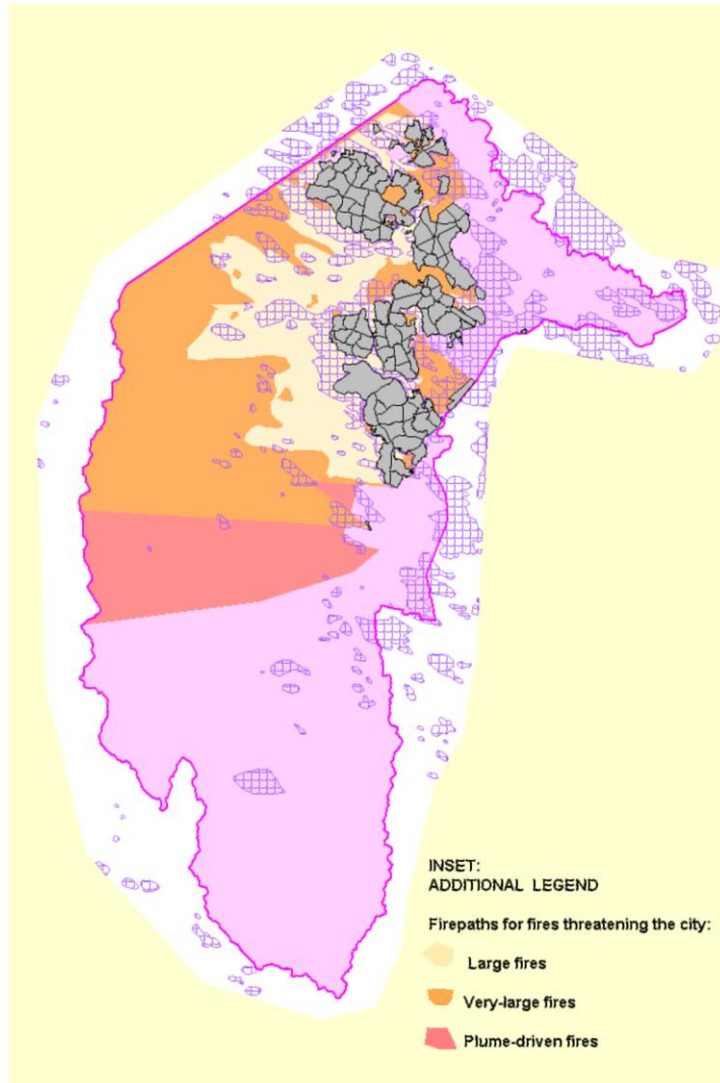
Australia's first major impact of climate change on a city occurred here on 18 January 2003. It is essential that we lead the way to mitigation of future risks.

SPECIFICS

Specifically, as an example, the Draft Weston Creek District Strategy, in page 61 mentions Natural Hazards. As I describe below, the discussion of bushfire risk here is not relevant to the big problem. If we exclude 19 January 2003, then the role of landscaping and garden beds in bringing fire into the urban area is minimal. This is described in detail at:

<http://www.highfirerisk.com.au/papers/bmf/index.htm>

Figure 20, bushfire prone lands is meaningless. The map below is from work that I did in 2010 showing the areas where fire of varying size classes could impact the city.



Threat paths for fires on different size classes to reach the urban edge. Purple cross hatching for fires that haven't fully escalated, but have left their area of origin. Map from 2010, not showing newer developed areas.

As described below, the purple hatched areas present a risk that is exceptionally well mitigated in Canberra. 2003 showed that we can do nothing for the risks from the red area.

It is clear that new and proposed development areas west of the city are in a critically high risk zone. It is also clear that risk mitigation, if it can be achieved at all, needs to be done on a landscape scale – not locally on the urban edge.

GENERAL CLAIMS

The basis for my claims is a large volume of bushfire science (published in peer-reviewed science journals, often with international collaborators) that originated in the ACT. Planning in the ACT currently ignores this science. This could cause serious issues for ACTGov in the future if major wildfires reach the urban edge. Climate change has made that much more likely. This has become a serious threat to the long-term viability of Canberra's western suburbs.

The science mentioned originated from the 2003 Canberra fires. These are now arguably the most scientifically important wildfires ever. They were also, at the time, among the most intense fires ever recorded. They attracted the attention of atmospheric scientists around the world. They validated the Nuclear Winter Hypothesis. They saw the world's first confirmed pyro-tornadogenesis event. They confirmed that what is called "isentropic drawdown" is a major issue for Australia's wildfires. They allowed the discovery of Vorticity-driven Lateral Spread (VLS), now known to be the globally-leading cause of destructive wildfire impacts. They showed Australia's fire services that fires can produce pyrogenic thunderstorms in their plumes – pyroCbs. They showed that there are now two distinct types of wildfire in Australia. This last point is key.

Over 80 years, Canberra's fire services have achieved the extraordinary result of zero house-loss to wildfires in the city (some were lost in rural areas and on Mt Stromlo). The steady-state fire behaviour that is what we call a "bushfire" is well understood, and fire crews are well trained and equipped to deal with them.

However we now know about dynamic fire behaviour, where the fire couples with the atmosphere, forming feedback loops, and a far more destructive form of behaviour. In one day Canberra lost over 500 homes to this type of fire – and fire crews saved a further thousand homes from destruction. Clearly the risk equation is very different.

Using the core concepts of ACTIA's risk analyses and the ACT's Territory Wide Risk Assessment:

- Steady state fires have a high likelihood, but low residual risk, and therefore the risk has been largely mitigated. This requires continued commitment by Government and the community to maintain that leading-edge effort.
- Dynamic fires have a moderate likelihood (although increasing rapidly due to climate change) but a catastrophic consequence. The risk is elevated, and we have limited ability to mitigate it. Any risk management process will require that a risk at this level needs high-level management attention.

Many would say that it can be mitigated, especially by applying AS 3959's principles. That standard is well suited to protection from steady-state fires in Australia's coastal cities. However, it explicitly includes neither dynamic fire behaviour nor Canberra's context.

What am I referring to?

Dynamic fires spread differently. Steady-state fires spread by means of a fire front. Fire crews tackle that line of fire using standard techniques. There may be spotfires ahead of this, caused by embers lofted like a mortar shell in the plume, then falling out of it. Dynamic fires form deep-flaming, and spread by dense spotting. The headfire may not exist. As was seen in the famous news video taken by Richard Moran on 18 January 2003, the resulting fire impact can be dangerous, disorienting and complex.

AS 3959 specifies a series of Asset Protection Zones which require increasing levels of vegetation clearing as the urban edge is neared. This is designed to drop the headfire intensity. In the Moran video there is clear vision of what is now called an ember storm – a horizontal flow of embers ahead of the fire activity. These arise from a depleted oxygen combustion environment, and persist longer than is expected.

APZs facilitate ember storms reaching the urban edge and causing damage. (A potential fix is a band of non-flammable shrubs to catch the embers, but this has not been validated.) ACTGov planning instruments are in-principle increasing wildfire risks on our new urban edges. It is hoped that this

claim is never tested. We came very close to doing so via a repeat of January 2003 in early February 2020. Had the rains held off for a week this would definitely have occurred. To put this into context, at about this time a fire at Yaouk Peak in NSW jumped 25km, over the Orroral Fire, onto Mt Clear and burnt down towards Bredbo.

Development of suburbs in the lower Molonglo Valley was the context of a number of pre-season readiness exercises that I ran for the ACT's senior fire officers in the 1990s. The intention was to take them out of their comfort zones to test their skills. Unfortunately, this scenario now needs to be put into their comfort zones due to recent urban expansion. Plus dynamic fire behaviour and climate change need to be added in.

Urban edge protection from wildfires must rely on a series of risk treatments. Static protection arises from building codes and urban design codes. Dynamic protection arises from maintenance, garden design and bushfire plans. There is risk transfer - the reliance on fire services and insurance policies. What is left is residual risk.

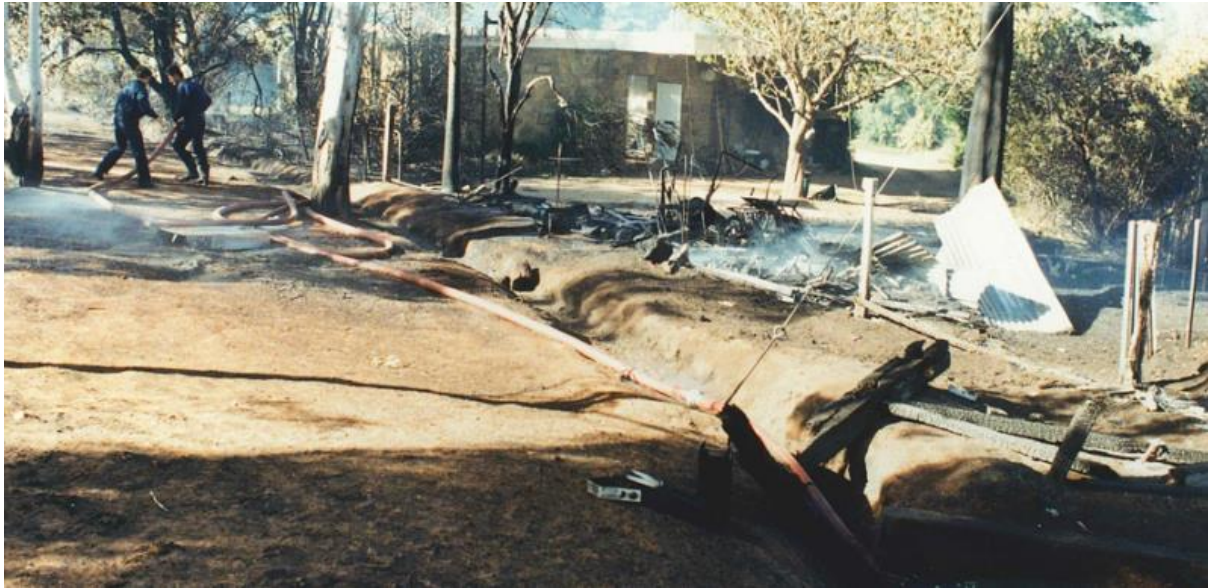
The original design of Canberra was that it fitted into valleys, surrounded by the hills and ridges system. Hills and ridges were all nature reserves or similar. Water tanks were built around the lower slope of these, and no houses were as high as those tanks, to ensure static water pressure. Almost all housing was on a lower slope. This implied that to reach the urban edge, a fire would be backing downslope and its intensity would be reduced enough to mitigate the risk.



The classic Canberra urban edge wildfire threat pattern – bad weather, dry fuel but a backing fire. Calwell, 1991.

Fundamentally this concept mitigated 95% of interface [steady-state spread] bushfire risk in Canberra. All that was needed to maintain this static shield was for the Government to maintain fuel loads adjacent to the interface and to rigorously apply interface design guidelines embedded into the principal planning instruments.

There was a well-known handful of exceptions to this, and these were well managed. As an example, some houses on the western edge of Curtin had been built high enough to get a good view to the Brindabellas, but this also exposed them to fire. Their rural fringe was well managed in a structured way providing access to a set of horse paddocks. On January 4th, 1994 an intense fire reached them, but some singed curtains and loss of backyard sheds were the worst damage.

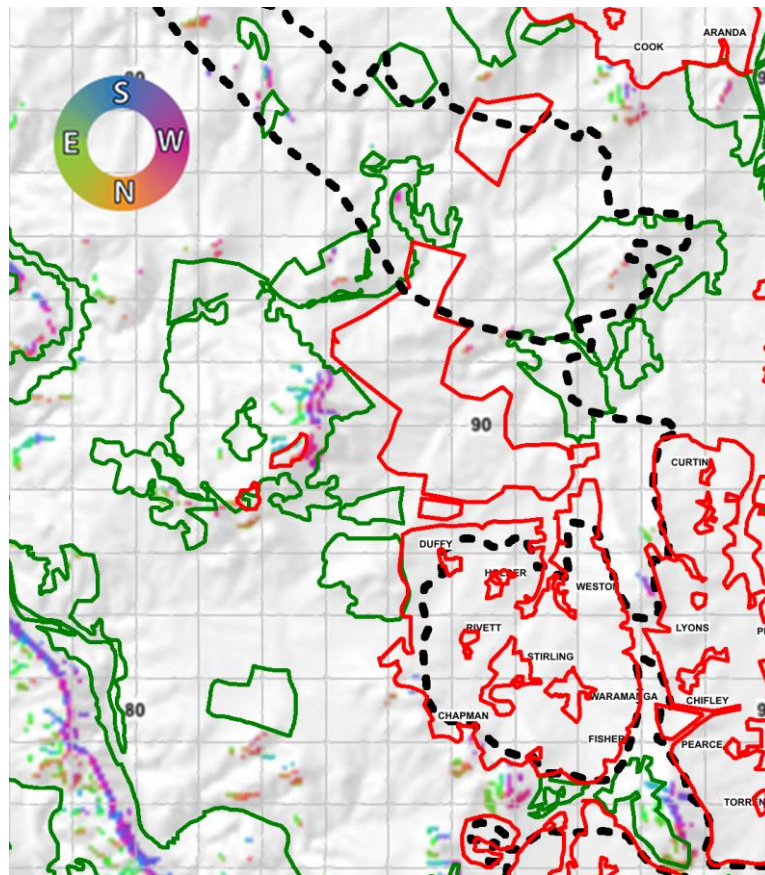


Curtin Fire, 1994: Damage to fences, sheds and backyards – the worst urban edge impact of the 1990s.

By comparison, in some new suburban areas the residual risk is unacceptably high.

On the 18th January 2003, high tension powerlines clashed over the crossing of the Murrumbidgee River in NSW, right on the ACT/NSW border. In three hours the resulting fire reached Glenloch Interchange. Due to other fires, there were no fire crews able to explicitly address that fire. (Those that were had been assigned to protecting the Lower Molonglo Water Quality Control Centre.) We now call the affected area Denman Prospect and Whitlam.

That fire leap-frogged across the landscape through VLS. This is a serious matter for Canberra, as suburbs on the south-west fringe are exposed to this process.



A map of the Weston Creek hinterland showing a detailed VLS model. Forests are outlined in green, urban areas in red. The black dashed line shows the extent of the main 2003 fires and the edge of the powerline fire. The colours show the wind directions that could allow VLS to occur should a fire enter. Spotfires easily reach 5km downwind (a 1km map grid is shown). On this basis new suburbs are at elevated risk. Older suburbs remain at risk.

The claim is made that the APZs will reduce fire fuels and aid in the protection of these areas. The science says that in the event of a dynamic wildfire this will not happen. VLS, ember storms and isentropic drawdown can all act to drive fires to spot over any fuel reduction effort. This has been well documented in fires in NSW between 2017 and Black Summer. It is the new reality on the fireground. Detailed analysis of satellite data from Black Summer showed that only fuel reduction burns under 18 months ago had any impact on fire spread. This is wildly outside the concepts behind any economically viable plan for fuel reduction burning.

Canberra's 12-month averaged temperatures have already reached 3 degrees above average due to climate change (using Bureau of Meteorology data and relative to their definition of a Climate Normal baseline) – with summer temperatures rising almost a degree further. Sea breeze dynamics have changed. Right across southeast Australia major wildfire runs have gone in “the wrong direction”. Old techniques for risk reduction are losing their validity, further invalidating AS 3959.

The unfortunate truth is that we cannot make communities safe from dynamic wildfires in the same way that we can make them safe from steady-state wildfires. It is important then not give incorrect expectations, and not to waste finite risk mitigation resources on futile efforts. The balance shifts from how to build to where to build.

We know the areas where VLS can have a serious impact. We know where isentropic drawdown can have a serious impact. We know the areas that should be excluded from consideration from future greenfields development planning. This includes the lower Molonglo, it includes areas between the

Murrumbidgee River and Weston Creek and Tuggeranong. Unfortunately it also includes Denman Prospect and Ginninderry, both of which ACTGov was warned about in advance.

As I mentioned earlier, everything mentioned here is well-established science that is based on discoveries from the 2003 fires. It was further validated by Black Summer. There is no justification for continuing to create high risk urban areas. The reality of climate change in Canberra is that matters are getting worse.

[REDACTED]

Weston Creek,

28 February 2023.

[REDACTED]

Mick Gentleman, MLA

Minister for Planning and Land Management

1st March 2023

Dear Minister Gentleman,

As a resident of Curtin North I am strongly opposed to the proposed edge streets in Curtin.

This road is completely counter to the objective of the plan to create a blue /green. Corridor.

This will ruin a highly valued parkland, and degrade the safety and amenity of an important cycling route.

The road will cut off safe access to the green space for existing and future residents.

I support higher density housing in this area, and think this increases the need to maintain quality green space. Traffic issue need to be not given priority. Expansion of the traffic networks has been show to be a failed strategy. Dealing with the traffic issues within the existing network seems far more desirable even if it does make my commute longer.

I live in this location because of the parkland and the easy access to it. This road was proposed with no prior warning. This follow the adhoc rezoning of the horse paddocks for embassies.

The time to comment is unacceptably short, the plans buried, and given the size of the proposal this looks like an attempt to slide it past community opposition. Please do better.

I look forward to future proposals for quality safe access to the tram across the creek, and the restoration of the creek from its current status as a stormwater drain.

PLEASE PROVIDE AN ASSURANCE THAT THE PROPOSAL FOR THIS ROAD WILL NOT PROCEED.

Sincerely

[REDACTED]

Comment on ACT Planning Review / Belconnen District Strategy.

Thank you for the opportunity to comment on the draft district strategy for Belconnen.

I would like to see priority given to conservation in the role of urban open spaces. This is all the more important as Canberra's population grows and more land is potentially needed for housing, recreation, retail and office space and community facilities.

There appears to be a misapprehension in the territory planning system that wildlife corridors are mainly limited to existing nature reserves, but no one told the wildlife that. For example, a green belt of pedestrian paths, local parks and urban open space connects the Pinnacle and Kama Nature Reserves with Umbagogong nature reserve via Higgins, Holt and Kippax, providing an important wildlife corridor for migratory woodland birds. This has been overlooked in the Kippax masterplan and urban open space re-zoning process. Development approvals should first take into account the impact on wildlife movement across the associated landscape. These assessment should include all the relevant urban open spaces, including those which are degraded and weedy, so that appropriate arrangements can be made to protect and enhance these mixed use corridors.

More could be done to interlink urban open space in the inner north all the way through to west Belconnen outside the "green" space corridors already identified. Wherever possible, existing urban open spaces should be re-wilded, re-incorporating a diverse understorey and midstorey of plantings that are local to the Southern Tablelands and Canberra region.

Canberra is losing its "bush capital" identity. As new areas are developed, these are often being planted out with exotic species in a tawdry facsimile of a northern hemisphere city. Covenants should be placed on new land releases that require local native species be planted on public land, in communal village spaces and all other urban open spaces. Sustainable development should be about more than just access to public transport and active travel.

The Friends of Grasslands and the ACT Conservation Council have recently released a discussion paper proposing the establishment of a Biodiversity Network in the ACT. I endorse that report and call upon the ACT Government to adopt the principles contained in that report into the Government's legislated planning framework and district strategies.

Yours sincerely




Yarralumla
26 February 2023

Inner South District Strategy 2022

Thank you for the opportunity to comment on the planning framework being proposed for Canberra generally and the Inner South specifically.

The older suburbs enjoy a different standard of environmental outlook as a result of the planning decisions that were made decades ago. While the streets are wider than in many new suburbs, the main differences relate to the tree cover and its contribution to the urban landscape and environmental efficiencies. Older suburbs such as Red Hill, Reid and Campbell were once new suburbs and had the same treeless look as the newer areas today. However, it was due to the foresight of your predecessors that we now have crowning shade trees within suburban precincts. Newer suburbs will enjoy similar amenity if you can make such forward looking decisions now. As such, we suggest that ACT planning documents look to the next 50 and 100 years rather than the next five to ten.

In relation to long-term planning, we have no confidence that Canberra developers or the regulatory process will provide the ACT with a multi-generational stock of quality buildings. Experience in recent years suggests that without a properly enforced planning and building system, high density residential buildings along major growth corridors such as Adelaide Avenue will not age well.

We ask that planning policy and regulators actively work to retain the district characters within the ACT planning framework. Our capital city is changing from bush to high-rise. The major corridors leading into and within Canberra are dominated by apartment buildings. The first buildings seen as we come into Canberra on the Federal Highway are cheap accommodation and a detention centre. We should aspire to do better and build on the planning legacy that was intended when the city (the Bush Capital) was designed by Walter Burley Griffin.

Our comments are in five sections.

Living in South Canberra

In referencing its 2019-2020 residents' survey the Inner South Canberra Community Council outlined the characteristics of living in South Canberra most valued by residents. Many of these characteristics seem to now be under threat, including:

- Streetscape, trees, and gardens.
- Open spaces, footpaths, playgrounds, and parks.
- Safe and well-planned community sites, including local shops.
- Heritage and heritage-style buildings that sit within the landscape to protect the local character, access to sunlight and views through height and density restrictions.

Planners and developers should be looking to improve, or at least maintain, local values.

Urban trees

In Canberra we have lived in Kaleen when it was a new suburb, Hackett and now Yarralumla. We appreciate the environmental, social, and utilitarian benefits of urban tree cover. Having lived in a new suburb without trees or established leafy gardens, we are enjoying the benefits of living in South Canberra that were laid down by farsighted planners in past decades. Instead of reducing tree cover by extensive building on suburban blocks to make our suburb look more like newer suburbs, the city would be better in the long run if newer suburbs were refurbished to make them more like our liveable spaces. More than lip-service should be paid to green space, tree cover and heat islands. Building design should include shade trees as a sustainable, low energy, renewable form of thermal regulation. It would be interesting to see data on suburban temperatures across Canberra and comparisons between newer and established suburbs. Planning decisions should be based on more data than anticipated population density.

Light pollution

Higher density developments have increased light pollution in our suburbs. The light is not only from the additional dwellings but from the limited open spaces in and surrounding the buildings. This additional light is required to ensure the safety of residents in open spaces as there is generally insufficient parking within the development footprint. Developers should be required to provide sufficient on-site parking. It is not sufficient to provide a single car space for a one-bedroom apartment and is resulting in congested on-street parking.

Where external lights are necessary, they should be designed and installed in a way that does not allow light spillage. This is possible now with contemporary technology but will require robust regulatory compliance in the planning, building and continued occupation stages.

Suburban access

We are interested in the ACT Government's intended transformational development of Adelaide Avenue (page 96). The draft strategy notes that the area is dominated by a wide roadway that is challenging for pedestrians to cross and a future Adelaide Avenue could be a future vibrant, multi-modal corridor connecting Yarralumla and Deakin.

We live closer to Deakin shops than Yarralumla and find this future concept laughable and stated by someone interested in a feel good read rather than practicalities. Since when is a major arterial road, (call it multimodal if the tram goes through), meant to be vibrant and have readily available pedestrian access? The purpose of Adelaide Avenue is to make it as easy and as streamlined as possible to get to Civic or Woden. Would the planners expect to have easy pedestrian access to cross Tuggeranong Parkway or Belconnen Way. We doubt it – like Adelaide Avenue, they are major arterial roads.

This statement appears to be based on a planning concept or perceived, rather than actual, need. It is not clear to us that this is a real need and ask who would benefit from improved pedestrian access beyond that already provided by Novar and Hopetoun streets.

Suburban access and egress must be improved as populations change. Current arrangements are under stress due to roadworks on Kent and Novar streets and point to future congestion. Changes to Adelaide Avenue to restrict vehicles and improve pedestrian amenity are likely to lead to increased

suburban traffic or “rat runs”. Any changes to traffic flow must be supported by research and data rather than being driven by a planner’s opinion.

Planning framework

A recent meeting of Yarralumla and Deakin residents heard that a 1998 COAG model for development assessment remains not only current but probably is gold standard in relation to its ten leading practices. The proposed ACT system was rated as deficient in six criteria, including effective policy development, objective rules and tests, improvement mechanisms, track-based assessment, notification and professional determination of most DAs. A seventh criterion, third-party appeals, was found to be weak. The proposed planning system appears to be deficient, and we would be better served by ensuring the continuous improvement of the current system.

The Draft District Strategy has accepted and referenced community feedback at Table 9 of the draft plan (page 91). We agree with much of what is stated in this table in matters such as suburban character, tree cover, access to sunlight, and enhanced open space for recreation. We hope that these matters will be maintained. We also ask that the development assessment process be further reviewed and that a robust regulatory compliance program be established, supported, and funded.

We hope that this information assists you to make better sustainable planning decisions. We can be contacted via email if we are able to assist you further.

Kind regards

[Redacted signature]

[Redacted signature]

Draft Territory Plan and Tuggeranong District Strategy

Thank you for the opportunity to submit a few comments for this important consultation.

Many areas of potential improvement included in the Draft Territory Plan and Tuggeranong District Strategy seem appropriate and timely, such as improving commercial and work facilities, rapid public transport access to Chisholm and Kambah group centres, and proposed and ongoing environmental projects.

However, this is tempered by a need for more detail, even at this stage of consultation and deliberation, for a variety of proposed/possible changes and development, with apparent potential for lessening of the valued character of Tuggeranong.

Population estimates for Tuggeranong appear unclear given the more likely growth in population, eventually requiring approximately 4000 to 5000 dwellings in the urban and group centre areas. Fig. 36 in particular is a source of concern, with high rise development being considered along major roads, away from urban/group centres, despite these estimates being clearly uncertain. Even with a stable population, modernisation and development needs to continue carefully in Tuggeranong.

The approaches, outlined in the supporting documents, appear to have too much of a "one size fits all" perspective; be it land/water management, development or transport. Tuggeranong very likely will continue to be personal vehicle reliant, cars in particular, for the foreseeable future. Public transport, seems very unlikely to change this situation significantly for many years. Better use of and upgrading of existing roads and services, for electric vehicles and buses as well, and adequate parking for new developments and commercial facilities, remains fundamental.

Proposed Urban Boulevards should be designed carefully with close community involvement, to avoid unintended consequences. On major roads, any reduction of flood management capacity or traffic flows e.g. by new developments fronting major roads, possibly reducing lane access away from heavier traffic, would lead to considerable reduction of amenity and quite possibly safety.

Tuggeranong Homestead is an historical and cultural asset that must have its surrounding area very well managed - increasing urban density in its proximity, given the space available in Tuggeranong, seems unnecessary, and would have to be openly justified and very well designed.

Retaining the essential character of the Tuggeranong Valley, its town centre and group centres, must be a priority. The local population needs to be provided with confidence that the proposed changes will bring well considered and designed planning outcomes. Each district of Canberra has its own distinct characteristics, which are best appreciated by those who live there. Re-establishing trust in the planning system must be at its core.

This is a unique opportunity for iterative and ongoing genuine community engagement at all stages of planning processes, including the Territory Plan and District Strategies, that must guide all future changes to the planning processes and development in the ACT.


Tuggeranong resident

Blue-Green Network for the Inner North and the Eastern Boundary of the Inner North District

Boundary

I am concerned that the eastern boundary of the Inner North and City District splits the Mount Ainslie and Mount Majura Nature reserves in what appears to be some quite arbitrary way. Mount Majura itself is now located in the Eastern District. And so it seems is Mount Ainslie in some of the maps with the new plan documents. This appears to be an unwelcome change as the reserves are managed for conservation as a whole and access is from their western suburban side. There is no public access from the east via Mount Majura Road.

(There is access from the east to the Majura Pines area, but even this area is often accessed from the inner north suburbs via the Blue Metal Road through the nature reserve.)

The Mount Majura and Mount Ainslie reserves are an important resource for the residents of neighbouring suburbs and should be included as part of the Inner North.

To exclude Mount Majura seems very poor when even the school for the area is Majura Public School.

Blue-Green Linkages

The blue-green network includes the open space area under the power lines between Aspinall Street and Antill Street in Watson, but the plans show that the area to the east where the power lines continue is indicated to become urban. This is an important linkage which should be retained as open space and incorporated into the adjacent reserve.

Open space areas adjacent to conservation reserves should be managed as if they were “bush on the boundary” with appropriate weed control, removal of woody weeds, replacement of species which are producing seed which is spread into the reserves with more suitable species, species which would enhance their role as corridors for wildlife.

Where mature planted eucalypts exist in open spaces such local parks, even if they are not local species of eucalypt, their role as wildlife habitat could be improved by

- a) Under-planting with local native shrubs and ground cover species, as has been done at Fowles St Weston park
- b) Providing tree hollows via the cut-in method and / or nest boxes appropriately sized for a range of native birds and other hollow inhabiting wildlife. (Many large trees in local parks were planted in the 1960's and are still about 100 years away from forming natural hollows.)

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Re innovation precinct in Watson

“Establish new innovation precincts

Enhance the economic contribution of geographic areas where high value industry, research, health and education institutions and elite institutions are clustered together by enhancing physical and networking connections through targeted planning, asset development and management, and coordination initiatives.”

In respect to the precinct shown in Figure 34 for the Draft Inner North and City District, the area enclosed within the precinct includes a lot of residential area where current residents would be most interested to understand what these initiatives mean for their properties. More detail is required for this precinct in particular (whereas the other innovation precincts at eg ANU do not have similar potential impacts on residential areas).

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[REDACTED]

[REDACTED]

RE: PROPOSED NEW TERRITORY PLAN

[REDACTED]
[REDACTED]

I am horrified by the proposals contained in the draft New Territory Plan and call for it to be scrapped and replaced with a Plan which respects residents of long-established suburbs. I appreciate that population growth (the underlying problem and driver for densification) is for the most part a responsibility of the Federal government. However, a much gentler approach to densification is required to protect the Garden City and the residential amenity that gardens provide (in addition to offsetting the negative effects of climate change and heat islands).

Forty-three years ago we purchased a home on a modest block (under 800 square metres) in a quiet loop street in a suburb established in the 1970s. Thanks to good planning practices when the suburb was established we have local shops, a local school and a designated area for medium-density housing. There has been an enormous investment, both financially and emotionally, in our home over the years. We have contributed to our local community and maintained a garden.

I have the misfortune of having been zoned RZ2 (previously A10). Under both regimes there was no consultation with affected residents about the zoning and new planning rules; no information in our Rates Notices; no local meetings; and I am not aware of any advertising or invitation to respond to proposals. The rezoning was done by stealth. Under A10 there was better protection of residential amenity for existing residents and maintaining the character of established suburbs was a priority. With the rezoning to RZ2 (again without any consultation) the provisions in the Multi Unit Housing Development Code have allowed awful multi-unit development under the guise of being suitable for 'downsizers'. In the case of the two projects approved near to me the developments have brutal, out-of-character architecture with virtually no gardens.

For those that are seeking to destroy established suburbs there are plenty of other options. Newly developed suburbs in, for example Molonglo, Ginninderry and Gungahlin, have an abundance of terrace housing, flats, and various-sized homes on, generally, small blocks. Residents of long-established suburbs need to be respected and any densification permitted needs to minimise impact on their residential amenity.

Outcomes-based Planning

I am very concerned about the outcomes-based approach to planning as it doesn't provide any basic protection for residents in terms of what development could occur on neighbouring blocks. If an outcomes-based approach would stop what neighbours think are bad outcomes, that would be fantastic – but I suspect the Planning Authority has in mind a

very different scenario. Even with the current rules I have long held the view that too many of them have criteria inappropriately attached to them. The community needs certainty in planning and enforceable rules.

Any curtailment of appeal rights is unacceptable.

Manor Houses

The concept of Manor Houses in the minds of Canberra Planners is a misnomer. Historically the term refers to the home of the Lord of the Manor in the UK. It is a grand house in the country, set on a large area of land and occupied by a wealthy landowner with agricultural estates. The term has been confused with Town Houses which were usually terrace housing (large, often with three storeys and a basement for staff) for the gentry in old cities (e.g. London, Bath). They were owned by wealthy people who had a house in town (Town House) for use when visiting the city (for business, the theatre etc) and a Country House with land. As land values sky-rocketed in the centres of cities the houses were converted into flats. Accommodation for maids and butlers was no longer required!

Please stop referring to 'Manor Houses' in Canberra – they are just buildings subdivided into flats. Flats/apartments are inconsistent with the character of long-established residential zones. Please plan for the flats to be included in new suburbs where people buying their homes know from the outset that the neighbouring house may actually comprise several dwellings.

Stress & Distress

Planners appear to have absolutely no idea of the stress, distress and disruption their densification goals (current and proposed) cause for residents of established suburbs. Having experienced a densification project in my small crescent (which originally comprised 19 blocks all with single detached housing and now with **33 dwellings**) **I am of the view that densification in long-established suburbs is offensive and cruel.** The only residents who welcome it are those that are leaving the area – often with a considerable tax-free gain when they are selling a development opportunity instead of a home.

Typically developers who purchase a property for development intend to demolish the existing house. The legislation is very lenient in terms of requiring projects to be completed within a reasonable time – especially since Covid which has resulted in even more leniency. Experience shows that developers rent-out the property to tenants for maximum income (they are going to knock down the house so don't require it to be well-maintained) without any consideration for neighbours. By the time the development is due to commence the buildings are empty and a target for squatters, illegal drug activity, vermin and scavenging (all experienced in my street). This scenario places enormous stress on neighbours which continues when site preparation and building work commences – ongoing noise and trade vehicles parked along the streets for many months – in some cases over well over a year.

Number of Dwellings on RZ2 blocks

It is essential that densification is **gentle** in fairness to those who purchased property in established suburbs (now 50 years-or-so ago) with the expectation that lease conditions could not be changed before the expiration of the leases. There was also an expectation that the advertising associated with the sale of new blocks (now established suburbs) would form part of the contract when purchasing the land. Densification now or proposed fails to ensure those character aspects of a suburb are retained as promised.

I have four neighbours adjoining my block (and I don't want more). We value our mutually supportive, quiet, relatively private environment. More neighbours would mean increased likelihood of disturbances and conflict.

If densification is to proceed there must be a defined maximum number of dwellings per block permitted to ensure harmonious living. I would suggest that a **400 square metres per dwelling Rule** in an established suburb is more than fair. In the case of any block amalgamation the same land allowance per dwelling should apply. Not everyone in RZ2 is on a large block and allowing any higher level of densification negatively impacts residents on small blocks because they are likely to have less separation from neighbouring homes.

Another reason for strict limits on number of dwellings is to ensure that existing infrastructure (sewerage pipes, supply of water and adequate storm water drainage) is able to cope.

Limits on development in each RZ2 street (crescent, cul-de-sac etc)

It is important that densification does not take over particular locations causing a total loss of character. At the moment there is nothing that stops densification occurring on a large scale in any street as there are no specified limits on the increased number of dwellings for each street. A fairer approach might be to say that once a street has doubled the number of dwellings, no more densification could be permitted. At the moment there is also nothing that stops a resident on a block having densification occur all around them resulting in significant loss of privacy. Smaller blocks could potentially become islands surrounded by several dwellings which would not be fair.

Trees and vegetation

I have seen only one development locally that has been designed to suit the block and to fit-in with surrounding architecture. Architects and developers tend to design what they want (to maximise profit). There is no consideration of the contribution made by trees and mature vegetation to be enjoyed by future residents or those living or walking nearby. For high residential amenity, and to offset climate change, grass is an essential element which is often foregone in the interests of low-maintenance multi-unit housing. Developers need to design re-development around the existing features of the block retaining grass, trees and shrubs wherever possible.

Fines for developers who do not meet professional standards

Developers make too many 'mistakes' when completing Development Applications. For example: incorrect plot ratio calculation; omission of existing trees on site plans; copy and paste text from other DAs. EPSDD needs to take a strong position on these behaviours. First offenders should be cautioned and repeat offenders need to face significant fines.

Flats and apartments

Flats, apartments and build-to-rent schemes have no place in established suburbs. Like 'Manor Houses' they should be located in new suburbs only where people know what kind of environment they are buying into when they purchase a home. The reality is that many of these types of dwellings are occupied by a transient population, mainly singles and couples, who will want a family-sized home with a garden later in life. What residents of established suburbs value are very stable supportive neighbourhoods with very low turnover of residents – in real estate jargon "tightly held".

Unapproved development should have consequences

I have observed DAs seeking approval of unapproved development. There should be a significant deterrent to building without approval i.e. if it can't be fixed to be within the Rules it will be required to be demolished! We need Rules for what can be built so that it is clear that building activity requires prior approval.

ISSUES WITH CURRENT MULTI-UNIT DEVELOPMENT RULES FOR RZ2

Plot ratio calculations need to include additional driveways past the front setback. Driveways cannot be used for anything other than access to rear dwellings and should be treated as if they are built-on.

Voids need to be included in plot ratio calculations.

Carports should be treated as garages because they can be so easily enclosed.

Private Open Space should not be located in setbacks which are intended for privacy.

Current parking provisions for visitors are inadequate and reduced parking should not be considered appropriate anywhere.

All bathrooms/toilets/kitchens should have opening windows.

Terraces create gloomy houses as, with the exception of the end dwellings, the number of windows for light and air-flow is significantly reduced. Semi-detached housing is less problematic depending on design but requires adequate sound-proofing between dwellings.

All new dwellings need north-facing living areas and Private Open Space.

Any new building should not be permitted to block any pre-existing solar access or outlook of neighbours.

Windows that reduce existing privacy between dwellings should not be permitted.

There should be no increased number of dwellings permitted because a design is deemed to meet the very basic 'adaptable housing' rules. This is just a gift to developers as so little is required to meet those rules. I am aware of a two storey unit with no bedroom on the ground floor which was deemed adaptable because a lift could be installed!

Conclusion

The currently permitted densification of RZ1 zones should remain (main dwelling plus small secondary dwelling without unit-titling). Moving from RZ2 to RZ1 is an option now, but proposals to permit large secondary dwellings, if approved, could make that futile.

My order of preference for RZ2:

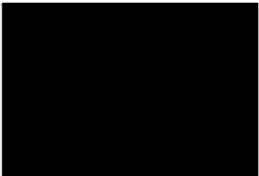
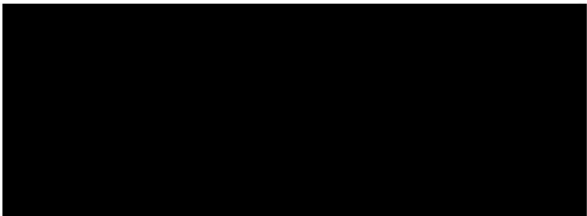
1. Restore RZ2 to RZ1 and retain the current RZ1 densification Rule which permits a small secondary dwelling and no unit-titling.
2. Retain RZ2 but **remove small streets, crescents and cul-de-sacs from the zoning**. This would effectively limit densification to main access roads within a suburb (which are usually wider, some with median strips and bus routes) and would retain the character of established suburbs for the majority of residents.
3. Retain RZ2 and permit a maximum of two new dwellings per block, or the original house plus one new dwelling. Privacy and space between dwellings is highly valued – this means that densification in suburbs that are predominantly single storey should be single-storey to maintain character and privacy. Design should be sympathetic to neighbouring properties. Single level townhouses (especially with three bedrooms and some garden space) are in high demand from those wishing to age in place **because of the character and familiarity of their suburb**. Block amalgamation should be limited to a maximum of two blocks (up to a maximum 2,000 square metres after consolidation) to permit four, single-storey dwellings. (I have no objection to 3-storey mixed use development on the site of local shopping centres where they are not adjacent to detached single dwellings.)
4. Require 400 square metres per dwelling in RZ2.

Many people want to live in detached houses with gardens amongst other properties with the same attributes. The suburbs established in the 1960s and 1970s are worthy of protection and planning policy should respect the wishes of residents and not seek to

destroy character. It is heartbreaking to have policies that do not respect and retain the values of the long-established communities in which we live.

I cherish our home of 43 years, our own garden that we have nurtured, and feel safe and supported by those around me. My mental health has already suffered, along with others I know, as a result of densification policy under the current Planning Regulation. I am constantly anxious about what might happen and what has happened under densification policy (in particular caused by the approval of a large unit development in my street). That development is awful (too many units, too much concrete as several driveways are required to access the rear units and brutal architecture inconsistent with the street character).

Canberra residents of long-established suburbs worked hard to establish what we have now and I find it unconscionable that the Government proposes to further destroy our residential amenity.



28-2-23

My name is [REDACTED]. I am the owner of [REDACTED].

I purchased [REDACTED] over a decade ago and made the choice based on the amazing location that looks out onto the green belt of the Yarralumla Creek.

I was so taken with the area that when I had the opportunity to purchase a second property for my children to move into one day, I also purchased [REDACTED], which also looks out onto the green belt

While I was disappointed to learn that the Yarralumla horse paddocks would give way to building development, I was accepting of this.

To hear of the proposal to put a road through the greenbelt that includes the building of three story units is horrifying.

The opening page of your website states under "Project Status" the following text

"we need a planning system that can facilitate the growth without compromising the characteristics of the city that we value"

You also state further down on the same page

"the new system will deliver better outcomes for the communities and the environment"

Please explain to me how you can propose putting a road through a green corridor with old growth trees while still upholding those values.

The green belt of Curtin adjacent to Yarralumla creek is a source of biodiversity, a greenhouse gas sink, and a venue that provides recreation avenues to large numbers of people. Last but not least, according to my now deceased father who worked for the department of Civil works for over 30 years as a Civil Engineer, it is also a flood plain. Certainly in my time there, the creek was breached by in excess of ten meters.

To proceed with this development without community consultation is undemocratic, let alone from the fact that the proposal is environmental vandalism. It completely goes against your own stated claims.

Yours sincerely

[REDACTED]



Thanks for the opportunity to provide feedback on the Woden district strategy. I am a resident of North Curtin. My key concerns with the strategy are:

1. Preservation and enhancement of open recreational space particularly North Curtin oval and the Yarralumla creek corridor.
2. Ensuring the tree canopy for the suburbs is at least 30% preferably 40% to future proof against global warming.
3. Ensuring there is sufficient non paved surfaces (eg grass etc) to mitigate against flooding.
4. Preservation and enhancement of active transport corridors. Currently I use the cycle path which runs over the northern side of Curtin oval and then along Lady Denman drive and over Scrivener dam as part of my regular cycle commute to work in Bruce. I understand the draft plan includes a road over this path. I would not support this as it would stop me (and many others) riding my bike to work and is not consistent with government policy for instance as expressed here: <https://www.transport.act.gov.au/?a=888712> whereby a stated aim is: *Makes active travel like walking and cycling the easy way to get around* (page 16) and also seems counter to the ACT governments commitment to net zero carbon emissions by 2045. As an alternative I would like to see active transport corridors enhanced including better maintenance of bike paths (removing bumps, keeping them clear, preventing flooding), 30kph zones in residential streets to allow for safer cycling and improvements to the bike path networks to address missing links and keep bikes separate from traffic. I would support a pedestrian/cyclist bridge over Yarralumla creek. I would also support enhancement of the cycle links between Curtin and Yarralumla – eg an off road bike path along Cotter road to the Dudley St path.
5. I support some increases in density particularly the ‘missing middle’ housing eg housing stock that are smaller than typical suburban homes but larger than apartments (eg townhouses) to allow for downsizing close to public transport and amenities. Currently there is insufficient housing stock of particularly disability friendly, single level townhouses. However this would need to be done ensuring adequate access to active transport corridors, public transport and amenities and ensuring sufficient green space and tree canopy.

I am happy to be contacted concerning my submission and can be contacted on [REDACTED] or [REDACTED]. My comments can be released however please do not release my surname, phone number or email address.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Submission regarding ACT planning legislation

Canberra, 1 March 2023

With the advent of big apartment blocks in Woden, the number of bicycle commuters and pedestrians along Yarralumla Creek has increased too. The green corridor along the storm water drain (Yarralumla Creek) would be greatly impacted by the edge street proposed for Curtin. Yarra Glen is noisy, and the edge street would be a real shame, making the green corridor noisy and much less welcoming.

Sincerely yours,

[REDACTED]
[REDACTED]

Submission ACT Planning-Review

Outcomes based planning is a poor model leaving the way open for developers to have carte blanche. Governments need to deliver on clear, detailed and transparent guidelines that reflect what the community values. Furthermore there are a significant number of apartments badly built. A well known fact. These deficiencies will be compounded with proposed intensification. Let's get that right with effective inspections and strict penalties before adding more of the same on a large scale...except it wouldn't be. It would be even worse with an outcomes based model.

Living in a community one experiences or can see the repercussions of planning that could have been or could be so much better with consultation. For example traffic is already a problem in the narrow streets of inner south communities especially with the closure around Kent Street. Many more cars are travelling through Yarralumla and the speed is much greater, unless there are traffic jams which are far worse and more frequent.

Areas set aside for parking are also of concern. One cannot assume that with the light rail suburbs along the way will no longer need a car. A car is a necessity for many families. Work places, schools, after school activities, day care, retirement villages are not all conveniently located. The elderly need the mobility a car is able to give. Good planning will acknowledge the needs of all.

Again green space is not a luxury. It has been proven in overseas developments that the lack thereof in apartment complexes contributes to antisocial behaviour. The trend is to cleverly include adequate green common areas, forsaking a little profit yes, however the government will be remembered as good custodians of a socially healthy built environment.

[REDACTED]

[REDACTED]



2 March 2023

Director-General, Environment,
Planning and Sustainable Development Directorate
ACT Government

SUBMISSION: Draft Woden District Strategy

I have many concerns about the Draft Strategy, particularly those impacting the suburb of Curtin, where I have been resident for more than twenty years.

Principal among these is the proposed “edge road” effectively running from the Theodore Street/Melrose Drive intersection to the McCulloch Street bridge over Yarralumla Creek.


- The stated aim to “clarify the urban edge to Yarra Glen” implies that Curtin itself will be regarded as, and transformed to, an urban rather than sub-urban location. This is a drastic strategic change that needs to be expressed more openly.
- The edge of Curtin is currently defined by open space which is adequate (despite the noise impact of Yarra Glen) and is consistent with the “bush capital” nature of most Canberra suburbs, in which the suburbs turn their backs on the main arterial roads and address the quieter suburban streets. Curtin should remain suburban.
- Except for a few broader pockets of open space, this corridor is quite narrow and is currently just sufficient to accommodate the treed open space, Yarralumla Creek and the pedestrian/cycleway. The addition of a new road would necessarily further crowd this zone with further hardened surfaces.
- Again, in view of the narrowness of this strip of land, the siting of a new road is likely to impact on the recently installed and successfully operating raingardens.
- The Woden Floods Memorial would likely end up facing on to a hard street edge. This is insensitive to the flood victims and their families.
- An added road will increase vehicle noise impacting the adjoining residences.
- Unless there is an undocumented intention to convert current open spaces into residential zones, other than to “unlock sites for development” the “edge road” is a duplication of the existing streets along the Yarralumla Creek boundary and is therefore unnecessary.
- The sites to be “unlocked” have not been identified in the Draft Strategy. Given the relatively small area being considered, why have these sites not been identified?
- The intersection of Theodore Street and Melrose Drive is a difficult traffic management problem. The addition of a new intersection immediately adjacent to it will create further problems and risk.

Other concerns

- The Draft Plan inexplicably redefines much of south Curtin as “Woden North”. Presumably this is in order to frame a perception that the kind of high-density, hard-edge housing

recently witnessed in Woden will extend north of Melrose Drive and the round-about. This redefinition is not acceptable.

- The stated proposals for “Curtin edge north and south” include consideration of townhouses with a three-storey limit. For the erroneously-termed “Woden north” part of south Curtin, the similarly identified “Built frontage contributing to street identity ... ” has no indicated housing type or height limit. What is proposed for this part of Curtin?
- The recent and continuing extensive construction of high-rise apartments in Woden has accommodated a population that has minimal contact with open and green space. This oversight in planning is in direct contradiction to the stated “Garden City living” aspirations of the Draft Strategy. It was telling that, during the pandemic, residents from these complexes visited Curtin to find open space and relief from their crowded lives. This continues today. The Draft Strategy’s plans to further increase density and hardening of the landscape will exacerbate this situation. This is particularly relevant to plans for the former Pitch-and-Putt site which presents an ideal opportunity for an expansive and adjacent green open space for Woden apartment dwellers.
- The large roundabout is a location of constant vehicle noise. Any concept to place community and retail facilities and amenities including cafes is fanciful.
- The site of the Daana Restaurant has been a commercial struggle for the last twenty years or more. With the recent successful improvements to Curtin shopping centre, it is hard to imagine any enterprise creating sufficient critical mass to draw business away from the shops. This site would be better considered for medium density housing, particularly considering its location adjacent to Curtin Primary School.


2 March 2023

Submission to ACT Government by [REDACTED]

Comments on Proposed new Territory Plan and Draft Woden District Strategy

More dwellings in residential zones and dual occupancy

This must not be at the expense of public and private open space and tree canopy cover. Otherwise urban heat will be exacerbated which is highly problematic given climate change.

At least 40% of private blocks should be soft planting areas with tree canopy cover.

Yarralumla Creek

The Yarralumla Creek corridor must be preserved and enhanced. I support restoring natural environments along Yarralumla Creek as part of an enhanced blue-green connection.

Key site and change area: Curtin edge north and south

A new edge street is not acceptable as it would destroy this open space for the community. Losing trees would increase heat.

Retaining the open green space and increasing the number of trees would be a much better blue-green enhancement than the proposed three-storey dwellings on an edge street.

Separate pedestrian and cycle pathways would be a much better idea than new streets.

A bridge for pedestrians and cyclists over Yarralumla Creek is strongly supported also.

Key site and change area: Former Curtin horse paddocks

Any development must reduce the impact of climate change by retaining a large amount of treed open space.

Residential blocks must have at least 40% of tree canopy and be no more than four storeys in height.

Key site and change area: Woden north

The roundabout area at the intersection of Yarra Glen, Yamba Drive and Melrose Drive is not suitable for more buildings as it is a significant heat island and flood prone. A treed parkland would be a far preferable use of this area.

'Local centre' on Theodore St, Curtin

This site is not a 'functional local centre' and the Draft Woden District Strategy must be amended to reflect this. It is small (1039 square metres) and does not fit the definition of a local centre on page 159 of the strategy.

Radburn area protection

I strongly support the Assessment Outcome to maintain and improve the 'Radburn' housing pattern.

SUBMISSION ON THE PROPOSED NEW TERRITORY PLAN

As a resident of Curtin, I have significant doubts about the wisdom of the Proposed New Territory Plan as it affects the Curtin area. This is a beautiful, green, leafy suburb with low rise housing and the proposed changes will have a significant impact on its liveability.

Firstly, the Draft Woden District Strategy must be amended to reflect that the 'functional local centre' as shown in Figure 31 in the Woden District Strategy Plan is not approved. Block 23 Section 29, Curtin (83 Theodore Street) is zoned CZ4: Local Centre. This block is currently occupied by Daana Restaurant and is quite small (1039m²). It is an ideal site for a restaurant but is way too small for a local centre. Furthermore, the Curtin shops are just 10 minutes' walk away, so a local centre is completely unnecessary at that location. There would also be little room for parking, which presumably means that customers would be expected to park on the surrounding streets, which is not acceptable.

Secondly, the 'edge street' along the Yarralumla Creek is of serious concern to me. We regularly go walking along the cycle path there. One of the beauties of the area is its green space. If you plan to put in a road and build up to 12 storey dwellings there, that is going to make it a fairly unpleasant area to walk, with significantly increased traffic and fumes. I am also worried that the area around the Creek is a flood plain, which means that any dwellings built there may be subject to flooding.

Thirdly, there is a proposal in the Plan to build a street connecting Holman Street to Theodore Street. This is completely unnecessary, since Holman Street already leads to Theodore Street. The plan is to take it through the green space, which will involve cutting down mature trees and reduce the recreational space.

Fourthly, there is a proposal to build 'community and retail facilities' and 'public activity hubs' on the large roundabout at the junction of Yarra Glen and Melrose Drive. The traffic on the roundabout is pretty heavy at most times of the day and very heavy at peak times. How are people supposed to reach these areas? If there is a plan to put service roads from the roundabout into the centre of it, that is going to make the roundabout extremely dangerous to navigate.

Fifthly, the residents of Curtin fought hard to protect the solar access in the centre of Curtin Square, the Curtin Group Centre. The proposed assessment criteria would potentially reduce the protection currently offered, where the buildings are restricted to one storey of no more than 5 metres around the square and a 'solar fence' around the square to ensure that adjacent areas did not impact on sunlight in the square even in winter. I urge you to retain that protection to ensure that we do not lose that facility.

If you are planning to allow subdivision of existing residential blocks zoned RZ1, it is essential that the character of the suburb be preserved. That means a minimum block size of 400 m², a limit of 2 storeys and adequate space allowed for tree plantings.

It is my belief that what is proposed will increase heat, with more buildings, and fewer trees and green space, and increase greenhouse gases. Given that the Territory government is committed to a reduction in greenhouse gases, I cannot see how it will achieve that with the current proposals.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Thanks for the opportunity to comment on the Draft Inner North & City District Strategy.

I am worried about the cost of housing (rent and purchase) in Canberra. My kids cannot afford to buy a house in Canberra and its only going to get worse as the population is projected to grow strongly.

We just need to build much more housing. Basic supply and demand rules show that house prices will continue to rise until we have more housing than people/family units.

Any new housing should be, as much as possible within walking distance from work/education/shops/public transport etc. Sprawl is a bad thing environmentally and for quality of life. I know we need a variety of housing options but increasing density around our town centres should be a priority.

There are many good things in the draft plan but I don't see that it does enough to increase density - particularly around Civic.

The main proposed change areas in the strategy are along Northbourne ave. Even here it is unclear to me what changes are proposed.

Why do we only encourage density along noisy, polluted main roads? And, in this case, most of the proposed change areas are not "walk to city"!

I understand and appreciate the benefits of heritage but it seems to me that we have protected too much of Reid/Braddon/Turner. The costs are just too high. There are several cbd car parks and areas of Acton that can be developed but, sooner or later, we will have to consider developing areas of Reid. I suggest drawing up a plan that shows much of Reid looking like areas of Copenhagen, or whatever your favourite city is, in 20 years time.

Regards,

A small black rectangular box used to redact the signature of the sender.