

Consultation topic:

Woden District draft strategy

Submission by:

Date submitted:

Friday 3 March 2023

To the ACT Government planning people,

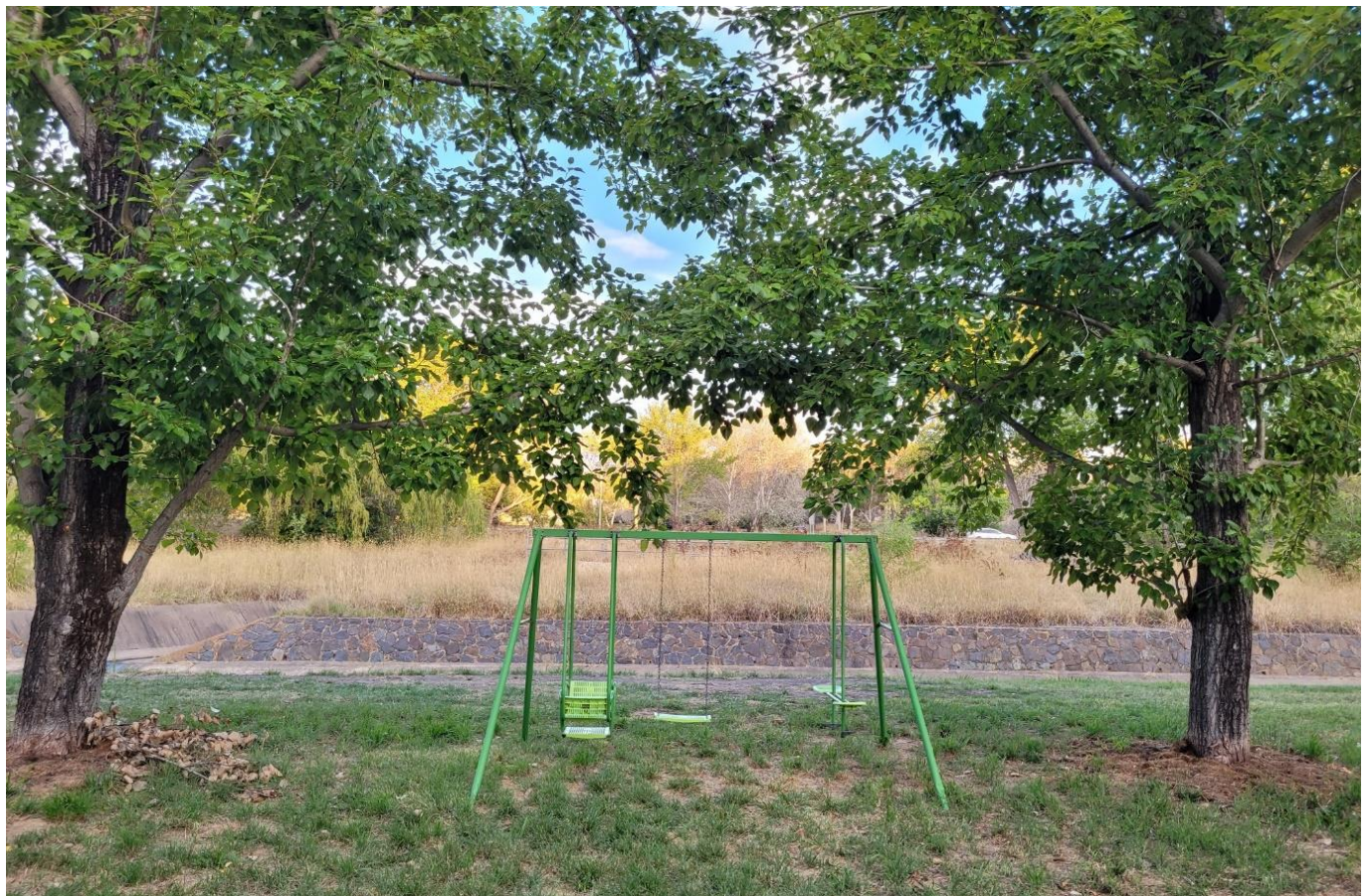
I like going down to the swings and creek, but I will not be able to do that if there is a road there nor can other children. I like riding on my bike to the oval but do not feel safe doing it on a road. My beloved cat likes to sit by the path and watch the people go past. He also crosses it and sometimes sits in the middle of the path, and he could die if there is a road there. I love this community and the views from my bedroom are amazing and if there is a road there it would be too dangerous to stay here so we would have to move. Our house is the closet to the path and if there is a road their cars could crash into our house.



This is my favourite swing, and I would not be able to access it safely, or play on it safely, if there is a road there.



This is my cat, and he is 4 years old (so is allowed to be outside) He could easily be injured or killed if any road was put there.



Kids younger than me like to play on this swing and it would have to go or the kids would otherwise be in danger.



There is a storm water drain and when it's flooded it is not safe so cars could spin into it.

SO PLEASE DO NOT BUILD A STREET HERE
– IT IS UNSAFE AND IT'S NOT FAIR

Community Feedback on the Draft Woden District Strategy

The focus of this feedback is change areas and proposed initiatives raised in the strategy. It covers what I think is most important, and what I feel you should explore further with detailed plans.

1 Background

I grew up in Canberra's South Side in the 1960's & 70's and as a child I loved to go exploring along a creek in Barton where I'd see tadpoles and hear frogs.

After studying in Sydney I bounced around Australia for work then moved back to Canberra and settled in Curtin in 1989. In the intervening 34 years I've lived in the of the [Curtin North Edge](#) possible change area.

My main focus for this feedback is Yarralumla Creek, where - based upon my experiences as a child - I would dearly love to see tadpoles and hear frogs again for they are a subtle and sensitive environmental indicator of a waterway's health.

2 Strategy Driver: Blue-green network

"Explore opportunities to restore natural environments along Yarralumla Creek as part of an enhanced blue-green connection including potential for wetlands."

I'm heartened to see Yarralumla Creek appearing under a Blue-green network driver, but in reality it's currently just a drainage channel.

2.1 Water Quality

The water in the creek is usually quite clear, but without frog habitats I rarely hear any frogs.

2.2 Frog Habitat

Carefully crafted wetlands, fed by water lifted from the creek, could be used to create frog habitats and water filtering.

These would be multi-purpose valuable landscape features under *"Re-imagined Yarralumla Creek connecting through the district"* [habitat opportunities and water quality improvements].

2.3 Water Use

The Deakin Ovals (205, 211, and (turf)) are an important community asset that needs to be watered. Whilst the ovals are not within the boundary of the draft Woden District Strategy Plan, they are adjacent in the Inner South District, close to a natural source of water.

Water from the creek could be used to augment watering of the Deakin Ovals.

When the creek is flooding you could divert water into underground stormwater storage and then used to irrigate the playing fields.

With the heavy machinery for tram line construction you could dig and install these tanks under the length of the tram line.

2.4 Renewable Energy

There's incredible amount of energy that's involved when the creek is flood. It would be great if a hydropower system could be considered to convert some of this energy into electricity.

This will need a careful design given it could slow the flow of stormwater.

2.5 Drainage Channel Maintenance

Four months ago, on the night of 21 October 2022, the channel foundation lifted and broke free, which indicates the infrastructure is aging.

Whilst I'm unsure of the lifespan of the infrastructure, and its maintenance strategy, I see that it's weathering with additional cracks in which vegetation is growing.

Work on the drainage channel walls could be considered at the same time as (above) frog habitats and stormwater storage to reduce the likelihood of more of these infrastructure failures.

3 Strategy Driver: Strategic Movement to Support City Growth

3.1 "A New Edge Street to Clarify the Urban Edge to Yarra Glen"

It is unclear what value this road would provide and what need(s) it is addressing, noting it would be very disruptive for the heavily used existing green strip that runs along Yarralumla Creek.

This new edge street runs contrary to the theme "*Re-imagined Yarralumla Creek connecting through the district*" raised in the draft strategy.

Future generations to come who'll be living in greater density are going to treasure the open space around the creek, even more than we do now. Preserving and rejuvenating this valuable amenity (as opposed to eroding it) is a strategic investment for the future.

Should additional access be required for the embassies to be located at the former Curtin horse paddocks, then a feeder off Yarra Glen should be considered as:

1. Embassies would also likely prefer a direct connection to Yarra Glen rather than having to drive through a suburb, and
2. It will have far less negative impact on the community that uses this green strip.

The Carruthers St overpass will become busier when supporting a light rail stop, and avoiding an additional road connection there will benefit the intersection.

Carruthers St is also on the top of a very steep hill, which will make this new street connection significantly harder and more complicated. Space for approach curves is also severely limited due to the existing buildings on Walsh Pl.

Yours sincerely,

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

Attention: ACT Government Environment, Planning and Sustainable Development Directorate

ACT Planning System Review and Reform - Draft Weston Creek District Strategy

To whom it may concern,

Please find below my comments and suggestions regarding the Draft Weston Creek District Strategy. My comments are focussed on the “Blue-green network” elements as one of the five big drivers identified in the draft strategy. This reflects my interests and experiences in nature conservation area previously as an environmental professional and as a long time and continuing community volunteer.

I appreciate that much work has gone into drafting this and other district strategies and appreciate the opportunity to be able to provide feedback.

Being a late comer to this process, and not having training or experience in ACT planning matters, I have found the structure and content of this document somewhat daunting and confusing. This was especially the case with the plethora and mix of planning terms and concepts i.e. the various planning and design objectives, big drivers, implementation pathways, targets, key directions, and initiatives tables. On the surface they appear to be somewhat repetitive or overlapping and make it hard to get a clear sense of the planning framework’s structural hierarchy and priorities.

It is pleasing to see recognition and priority given to the natural environment, primarily through the Blue-green network driver concept as embodied in the statement on page 41 “The protection of heritage and biodiversity values is mandated by ACT Government and Australian Government law and should be a primary consideration in all planning and development decisions”. However, the dual use of the Blue-green network concept to include mapping of natural environment and heritage values (i.e. as per the map Conservation Connectivity legend) and a network of connections and pathways (primary, secondary and tertiary) for what appears to be mostly active travel and recreational purposes is also confusing. It is not apparent how both elements are to be meshed and integrated to ensure biodiversity and heritage values in the Weston Creek district and surrounds to ensure will be properly identified, protected, and enhanced in accordance with mandated Territory and national legislation. In addition, as elaborated in more detail below, the Weston Creek District Strategy Plan and Blue-green network maps appear to omit areas of biodiversity conservation value, both on-reserve and off-reserve.

Yours sincerely,

Comments on Terminology

Below are the frequency counts of a selection of words used in relation to the natural environment, native biodiversity, and nature conservation throughout the Strategy document, mostly in relation to the Blue-green network. Given their prevalence the expectation is that the district strategy will have result in good safeguards and outcomes for biodiversity and nature conservation in the Weston District. However, for the most part these terms are undefined in the Glossary of terms, or where defined are technically lacking, which give a sense of rhetoric without any substance behind them.

Animals - 2

Biodiversity - 12

Connectivity – 5

Conserve - 2

Conservation – 21

Corridor – 1

Corridors - 13

Ecological – 8

Ecological communities – 1

Ecological sustainability - 3
 Ecosystem(s) - 7
 Environment – 10
 Environmental – 20
 Environmentally – 4
 Fauna - 2
 Flora – 2
 Habitat – 6
 Landscape(s) - 15
 Legislation – 5
 Living Infrastructure - 2
 Living Infrastructure Plan - 3
 Native - 8
 Natural environment – 4
 Natural - 20
 Nature – 14
 Nature Conservation Act - 3
 Nature Conservation Strategy - 3
 Nature reserve(s) – 11
 Nature reserve plans - 2
 Reserve management plan - 1
 Restoration -1
 Restore - 7
 Planting - 1
 Plants - 1
 Protect – 7
 Protected - 8
 Protected species – 1
 Protection – 3
 Sustainable – 1 (of 42 uses excluding another 7 being in EPSDD’s name and an Energy Policy document)
 Sustainable development - 0
 Threatened ecological communities – 1
 Threatened Ecosystems – 1
 Threatened species -1
 Wildlife - 3

In Glossary of terms “Sustainable development” is provided but does not appear to be used anywhere else in the Strategy other than in the name of the Environment Planning and Sustainable Development Directorate (EPSDD), defined as “Forms of development that meet the needs of the present without compromising the ability of future generations to meet their needs.”. In any case, this is an empty term when it comes to the natural environment, native biodiversity and nature conservation. Need a better definition e.g. as per Ecologically Sustainable Development (ESD) as defined in section 6(2) of the NSW Government’s *Protection of the Environment Administration Act 1991*.

“Part 3 Objectives of the Environment Protection Authority

6 Objectives of the Authority

.....

[Section 6\(2\) of the Protection of the Environment Administration Act 1991](#)

(2) For the purposes of subsection (1) (a), **ecologically sustainable development** requires the effective integration of social, economic and environmental considerations in decision-making processes. Ecologically sustainable development can be achieved through the implementation of the following principles and programs—

(a) the precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by—

- (i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
- (ii) an assessment of the risk-weighted consequences of various options,

- (b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,
- (c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,
- (d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as—
 - (i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,
 - (ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,
 - (iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.”

Weston Creek District Strategy Plan map (pp 10-11 Summary & pp94-95 Section 5 Figure 31) – reproduced in Figure A below

Comments

- Suggest include scale bar on the map rather than in legend as has been done for the all-districts Blue-green network map (Figure 13).
- Scale is inadequate – apart from the overall district map in both the summary and Section 5 there should be accompanying smaller scale maps that zoom into each relevant area of each district i.e. to suburb level and relevant adjoining blue-green network areas.
- It is difficult to clearly identify and distinguish the various Blue-green network legend items on this map. Need to improve map graphics/colour scheme accordingly. See further explanation in comments on the various Blue-green network maps and other maps addressed separately below.
- Given the centrality of the blue-green network concept and the associated maps elsewhere in this document the Glossary of Terms should necessarily include clear and sufficiently explanatory definitions of what the various Blue-green network legend terms mean and how they have been determined. Although some of them are explained to varying degrees of adequacy elsewhere in this document they should be readily found in the Glossary and consistently applied throughout the Strategy. For example, the key map legend term Conservation Connectivity is not defined. Presumably it is meant to mean something like the term “Connectivity conservation” which is defined in Appendix 1 of the ACT Nature Conservation Strategy 2013-2023 as
 - **Connectivity conservation** – a management approach that focuses on the maintenance and restoration of functioning natural ecosystems across landscapes and marine areas, and requires systematic conservation planning that: identifies management responses at multiple scales; uses whole-of-landscape approaches; and takes into account the dynamics of climate change. Connectivity is built around core habitats (also known as refugia), some of which are protected in reserves, which are linked and buffered across different land use zones in ways that maintain critical ecological and evolutionary processes and thereby strengthen the resilience of biodiversity.
- It is concerning that the only conservation areas shown in the Weston Creek District Strategy Plan map appear to be Nature Reserves, although they are not readily distinguishable and it is not clear what types of conservation areas they include? Here the term Nature Reserve seems to be inconsistent with how it is used and shown in the all-districts (Fig 13) and Weston Creek specific (Fig 32) Blue-green network maps (reproduced here in Figures B and C below). In Weston Creek District Strategy Plan map the term Nature Reserve seems to also include Conservation Connectivity areas shown in Figure 32 as potential habitat areas, potential priority connectivity areas, and protected flora and fauna areas. This inconsistency reinforces the earlier comments above about the need to improve the clarity of the Blue-green network graphics and provide and use clear and consistent definitions of the various legend items in the Glossary of Terms.

To be properly representative of the Blue-green network maps the shading used for Nature Reserves in the Weston Creek District Strategy Plan map legend should be retitled to Conservation Connectivity and should include all the other Figure 32 Conservation Connectivity legend item areas. That is, in line with the ACT Nature Conservation Strategy 2013-2023 definition of “Connectivity conservation” above, it should include all other Figure 32 Conservation Connectivity legend item on-reserve and off-reserve areas that are not clearly identifiable and/or have been omitted i.e. protected flora and fauna, potential priority connectivity

areas, riparian corridors, heritage, potential habitat area, conservation area, and nature reserve), and other relevant conservation connectivity areas identified as being missing from the Figure 32 Weston Creek – Blue-green network map as shown in Figure C and addressed separately below. These additional missing areas will necessarily include some areas currently identified as ‘Open Space’ in the legends of the District Strategy Plan map (Figure 31) and Blue-green network maps (Figures 13 and 32). For example, areas being protected for their environmental value or undergoing environmental rehabilitation or restoration by landcare and urban open space volunteer groups as shown on the map in Figure H below. These groups are being encouraged and supported by ACT Govt City Services Urban Parks and Places volunteering program <https://www.cityservices.act.gov.au/public-land/maintenance/volunteering/volunteer-groups>. A well-known and highly regarded example is the excellent work being done by ACT Urban Woodland Rescue at Fowles Street Weston to restore native grassy woodland understorey biodiversity values and ecosystem functioning amongst large remnant Yellow Box and Blakley’s Red Gum trees.

- The Blue-green network areas outside the Weston Creek District boundary should also have the same graphics/colour scheme as is applied inside the district boundary. It is appropriate and relevant to clearly identify and emphasize the surrounding environmental context and connectivity (air, land, and water) significance for wildlife (and flora) of key adjoining and more distant surrounding water bodies and expanses of grassland, woodland and forested areas external to the Weston Creek District boundary. This is variously illustrated in the all-districts and Weston Creek maps (Figures B and C), ACTmapi (Figures D and E) and Canberra Nature Park Reserve Management Plan 2021 Rivers and Landscape Connections and Coolemon Ridge NR Natural values maps (Figures F and G). This should be within a meaningfully representative buffer distance e.g. 1-2km or more if appropriate. The relevant areas are:
 - West - Cooleman Ridge Nature Reserve, Narrabundah Hill, and the Murrumbidgee River Corridor and intervening rural leases.
 - South – the rest of Cooleman Ridge Nature Reserve (including Special Purpose Reserve) extending down to and including Mt Arawang, Fisher parkland and dam (bridging the south end of Fisher to Kambah), McQuoids Hill NR, Urambi Hills NR, Mt Taylor NR, Farrer Ridge NR, Wanniasa Hills NR
 - East – Oakey Hill NR, Curtin Park, Mt Mugga Mugga NR, Red Hill NR
 - North – Molonglo River Corridor (including Molonglo NR, Barrer Hill and Molonglo River Reserve), National Arboretum, Stromlo Forest Park, Mt Stromlo and surrounds
- The playing down/omission of the western edge investigation area from the District Strategy Plan map, Blue-green network, and other maps is concerning! No further information and discussion is provided other than brief references to its potential for future development and a new district and mitigation against associated bushfire risks (pp 7 and 16) and a map and showing parts of this area adjacent to the Weston Creek and Molonglo Districts in Figure 25 (Weston Creek District map). Why are its environmental values and connectivity significance being discounted and excluded?

Blue-green network overview (pp39-42)

Comments

- This all-districts Figure 13 Blue-green network map (see Figure B below) is misleading or unrepresentative in that it omits important adjoining areas of biodiversity conservation and connectivity significance, and therefore any associated primary and secondary networks (as per p41 definitions) that these adjoining areas contain, to the west of the Belconnen, Molonglo Valley, Weston Creek and Tuggeranong districts, to the east of East Canberra, and to the north, east and south into the adjoining areas of NSW. It seems to imply conservation connectivity stops or can be ignored in other adjoining areas of the ACT and NSW that are beyond the outer envelope of all existing ACT districts!
- For the all-districts Figure 13 Blue-green network map also see respective comments, above and below, in relation to the Weston Creek District Strategy Plan map and Weston Creek Weston Creek – Blue-green network map regarding suggested changes and improvements to improve clarity of map scaling, legend graphics/colour scheme, the need for more definitions and consistency in their use.
- Concept seems to be active-travel focused along secondary networks (both existing and possible future connections) i.e. along existing roads. Can see, as claimed on p41, how the secondary network “...can connect through and between districts while building upon the existing active travel network...” and how it “... will enhance and generate new corridors between places...for people...”. However, it is not obvious as also claimed, how this “... will enhance and generate new corridors between places...for biodiversity”, particularly native biodiversity?
- On p41 under the headings “The blue-green foundation for development” and “Ecology and Heritage” replace the words “should” and “need to” with “must”. For example, under the “Ecology and Heritage” heading, the use of the word “should” in the statement “The protection of heritage and biodiversity values is

mandated by ACT Government and Australian Government law and should be a primary consideration in all planning and development decisions." Here of the word "should" seems to confer some wriggle room by the ACT Govt regarding its own and the Aust Govt's legislation and is also noticeably inconsistent with the use of the much stronger term "mandated" in the same sentence.

- The section on Ecology and Heritage (p41) includes a reference to "...priority areas for a biodiversity conservation network...". Is this an acknowledgement of Friends of Grasslands and Conservation Council's recently released proposal for building a tenure blind biodiversity network across the ACT?

What the community has told us (p91 Section 5)

Comments

It indicates the 2021 community feedback in Table 9 "... informed the analysis and preparation of this district strategy..". However, there is no informative explanation provided of how this has been done. It would be helpful to have some info (e.g. summary of survey method and statistics and links to source data) to indicate how representative this community feedback is and what it actually means?

For example, what is meant by the broad and somewhat vague feedback summarised as "Maintain natural areas like Cooloo Park" and "Connect people with nature...." as they are not self-explanatory and need to be unpacked. What do the community see as "natural areas"? Does the community feedback suggest that these areas should only be retained and managed as they are currently? Or does it mean their natural values should be enhanced by improving their condition and extent including undertaking additional rehabilitation/restoration works if and where necessary, and by expanding their areas? What did community members mean by "nature" and what sort of connections with nature were they indicating they would like?

Key Directions (p92 Section 5)

"The following directions highlight the vision for Weston Creek in the future.

- Enhance priority blue-green connections at the western portion of Rivett and Duffy.
- Prioritise the management of bushfire risks for existing and new development....

.....

- Enhance public transport priority connections to the City Centre and to Woden and Molonglo Valley in future.
- Develop more diverse housing in and around the Weston group centre and integrate with rapid public transport corridors.
-"

Comments

What is the justification for this element of the vision for Weston Creek's future i.e. how has this been arrived at? How does it mesh with the indicated findings from community feedback (p91 Table 9) i.e. "Maintain natural areas like Cooloo Park" and "connect people with nature" for the district as a whole?

Blue-green network (p96 Section 5)

Comments

It would be helpful to "Table 10: Weston Creek initiatives – Blue-green network" more transparent and informative:

- For the timeframe categories (Short-term, Medium-term etc) why not also indicate period in years in brackets rather than having these definitions hidden in Appendix 3?
- Also include columns for the Directorate Responsible and outcome Indicator as shown in the more detailed big drivers and initiatives table in Appendix 3 on p137.
- Further explanation is required as to whether the various outcome indicators on p137 are sufficient and concrete enough? For example, what do the four indicators "Grassland, woodland and riparian corridors protected and restored", "Open space network enhanced", "Blue-green network enhanced", and "Territory Plan updated" mean? How can they be evaluated to provide accountability and measures of success or failure? They require more specificity so that they are meaningful statements of realistic, measurable and specific ends to be achieved within a specified time period.

- The devil is in the detail. Appendix 3 contains considerable more detail on the District strategy implementation plan. Why isn't Appendix 3 referenced in Table 10 or anywhere else in this Strategy document?

Weston Creek – Blue-green network map (pp97-98 Section 5 Figure 32) – reproduced in Figure C below

Comments

- Suggest include scale bar on the map rather than in legend as has been done for the all-districts Blue-green network map (Figure 13).
- Scale is inadequate – apart from the overall district map in Figure 32 there should be accompanying set of smaller scale maps that zoom into each relevant area of each district i.e. to at least suburb level and relevant adjoining blue-green network areas at this scale.
- The Glossary of Terms is essentially devoid of definitions of the various blue-green network concepts and terms in the legend items in the associated maps (Figs 13, 19, 25, 31, 32). Some of these are explained (to varying degrees of adequacy) elsewhere in the Strategy document. However, given the purported centrality of the blue-green network to the District Strategy as one of the “five planning objectives, five big drivers, 12 implementation pathways” it stands to reason that clear, sufficiently explanatory, referenced, and consistently applied definitions of all associated concept and map legend terms should necessarily be contained in the Glossary of Terms. These definitions should not only indicate what the terms mean but also indicate any relevant reference source information e.g. relevant government legislation and policy documents, other technical and scientific sources. The list of ACT Government policy framework references given in Appendix 4 (p139) and the sparse and umbrella referencing to the most relevant of these (e.g. Nature Conservation Strategy, Living Infrastructure Plan, Climate Change Strategy) is clearly inadequate for this purpose.
- The various Conservation Connectivity legend items are difficult to clearly identify and distinguish on this map, particularly for Protected Flora and Fauna, Potential Priority Connectivity Areas and Potential Habitat Areas. The same also applies to a lesser extent for the Blue-green network legend i.e. inconsistency or mismatches between line thicknesses in the legend versus the line thicknesses on the map itself. Need to improve map line work and legend graphics accordingly.
- In line with the ACT Nature Conservation Strategy 2013-2023 definition of “Connectivity conservation” (see above comments re Weston Creek District Strategy Plan map), the Blue-green network areas outside Weston Creek District boundary should also have the same graphics/colour scheme as is applied inside the district boundary. It is appropriate and relevant to clearly identify and emphasize the surrounding environmental context and connectivity (air, land, and water) significance for wildlife (and flora) of key adjoining and more distant surrounding water bodies and expanses of grassland, woodland and forested areas external to the Weston Creek District boundary. This is variously illustrated in the all-districts and Weston Creek Blue-green network maps (Figures B and C), ACTmapi (Figures D and E) and Canberra Nature Park Reserve Management Plan 2021 Rivers and Landscape Connections and Coolemon Ridge NR Natural values maps (Figures F and G). This should be within a meaningfully representative buffer distance e.g. 1-2km or more if appropriate. The relevant areas are:
 - West - Cooleman Ridge Nature Reserve, Narrabundah Hill, and the Murrumbidgee River Corridor and intervening rural leases.
 - South – the rest of Cooleman Ridge Nature Reserve (including Special Purpose Reserve) extending down to and including Mt Arawang, Fisher parkland and dam (bridging the south end of Fisher to Kambah), McQuoids Hill NR, Urambi Hills NR, Mt Taylor NR, Farrer Ridge NR, Wanniasa Hills NR
 - East – Oakey Hill NR, Curtin Park, Mt Mugga Mugga NR, Red Hill NR
 - North – Molonglo River Corridor (including Molonglo NR, Barrer Hill and Molonglo River Reserve), National Arboretum, Stromlo Forest Park, Mt Stromlo and surrounds
- There are other relevant Conservation Connectivity areas that are missing from and/or not clearly identified in Weston Creek – Blue-green network map. These include on-reserve and off-reserve areas of Protected Flora and Fauna, Potential Priority Connectivity Areas and Potential Habitat Areas both within and outside the district boundary as shown by the blue and red dashed lines added in Figure C. They are based on:
 - ACTmapi Significant Species, Vegetation Communities & Registered Trees map layers (see Figures D and E below);
 - Canberra Nature Park Reserve Management Plan 2021 maps Connections with Rivers & Landscape Connections (Figure F) and Coolemon Ridge NR Natural values (Figure G); and

- City Services map of existing Urban Parks and Places volunteer groups – Weston Creek District area (Figure H)
- What is not shown or readily accessible in the ACTmapi Significant Species, Vegetation Communities & Registered Trees map layers (see Figure D below) is information for threatened native bird species in the Weston Creek area. This includes threatened species such as the Gang Gang Cockatoo, Glossy Black Cockatoo, Superb Parrot, and Swift Parrot as evidenced by the many sightings posted onto Canberra Nature Map (CNM). This is also not accounted for in the Weston Creek – Blue-green network map. The mixed native and exotic urban forest and vegetated built up and open space areas in the Weston Creek district provide important food and water resources, roosting habitat, refuge, movement corridors, and possibly nesting sites for resident and migratory native bird species. In recent decades this has been demonstrated to be all the more the case in periods of major environmental stress i.e. drought, bushfires. For example, one CNM sighting in August 2020 shows Glossy Black Cockatoos feeding on planted Drooping Sheoak trees in Stirling. These trees are typically found located in public open spaces along bike paths and natural drainage lines in urban open spaces and the tertiary network and illustrates the importance of these spaces for native biodiversity.

Figure A - Weston Creek District Strategy Plan (summary pp10-11 & pp94-95 Figure 31)

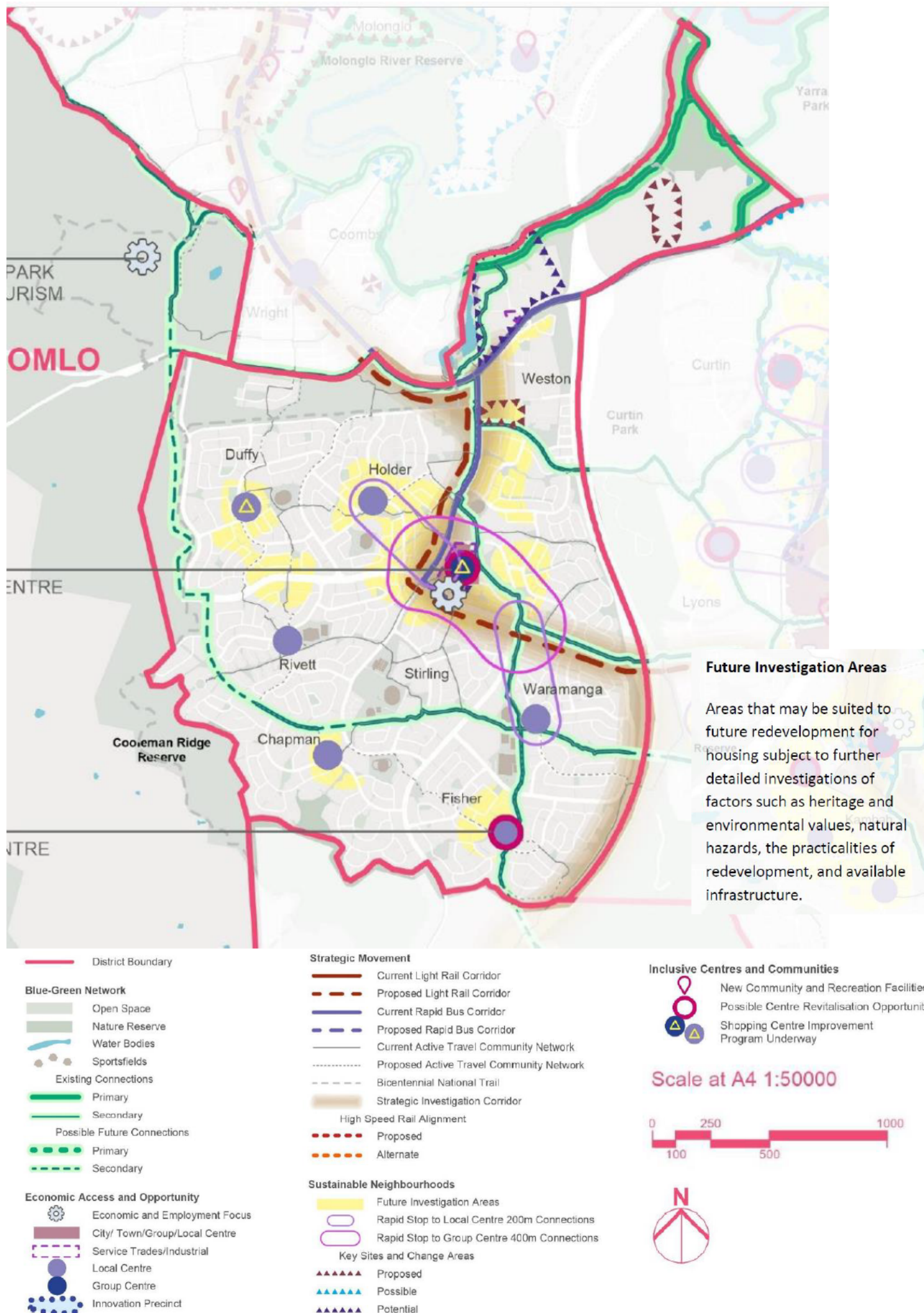
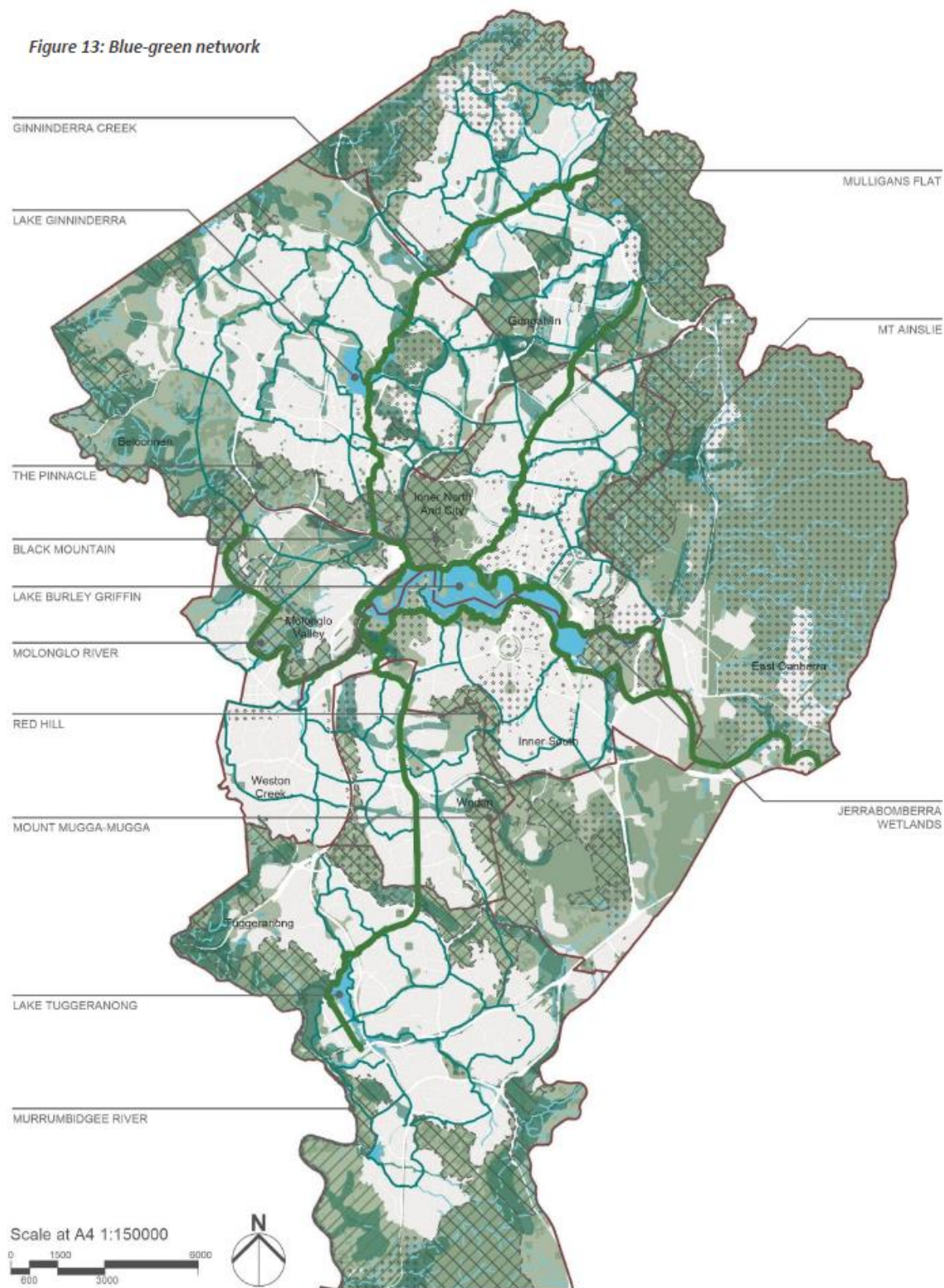


Figure B: Blue-green network map (pp39-40 Figure 13)

Figure 13: Blue-green network



LEGEND

- District Boundaries
- Water Bodies
- Creek Lines

Blue-Green Network

- Primary
- Secondary

Conservation Connectivity

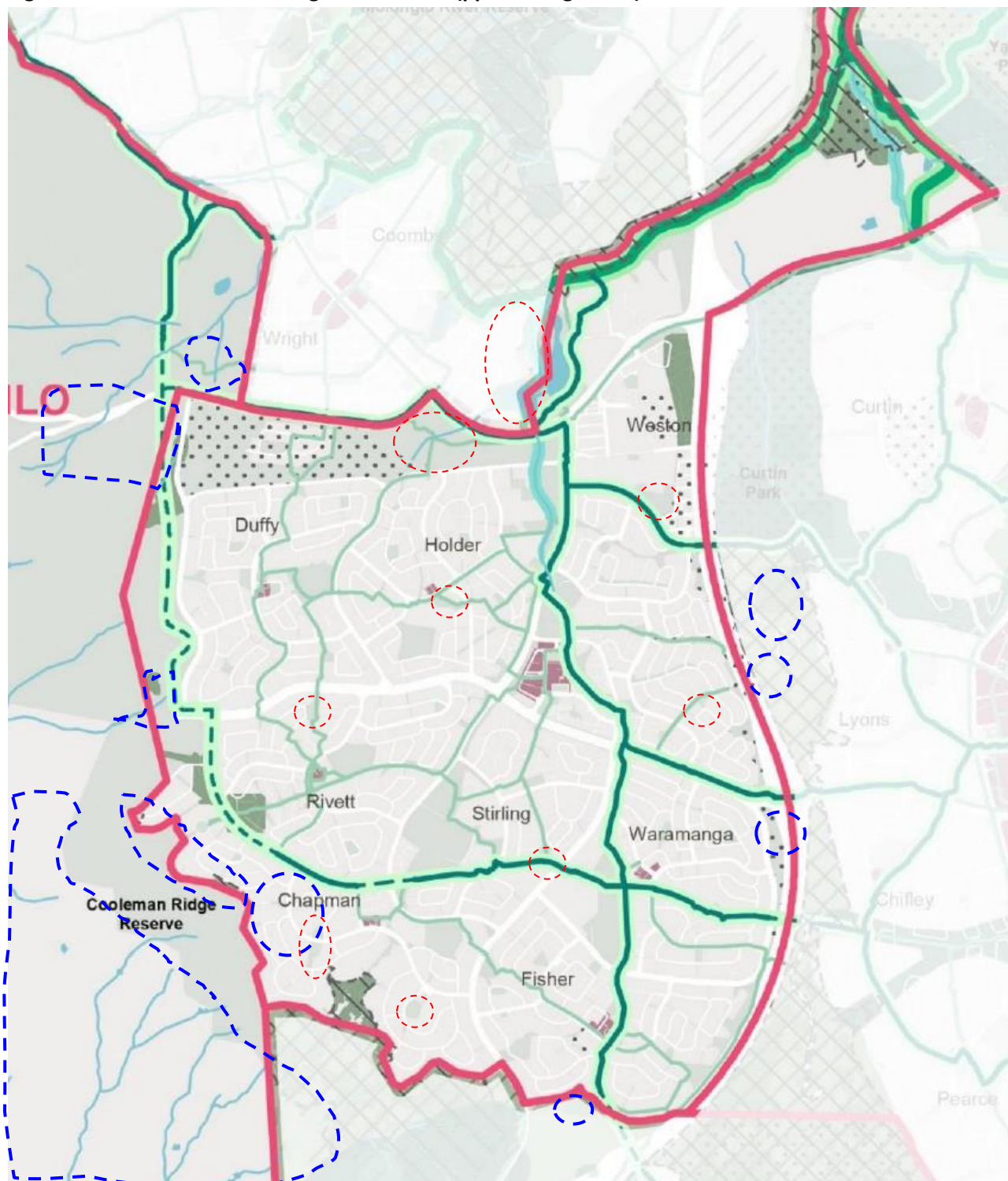
- Protected Flora and Fauna
- Potential Priority Connectivity Areas
- Riparian Corridors
- Heritage
- Potential Habitat Area
- Conservation Area
- Nature Reserve

Primary network: spans Canberra, along the waterways which bring life to this place – the Molonglo River, Sullivan's Creek, Ginninderra Creek and Yarralumla Creek.

Secondary network: intersects with the primary network through and between districts, building upon the existing active travel networks.

Blue-green connections: extend liveable blue-green network by establishing priority connections.

Figure C - Weston Creek – Blue-green network (pp97-98 Figure 32)



LEGEND

Note: This is a common legend for all similar district plans and not all items listed will appear on this drawing

- District Boundary
- Open Space with 5m Contours
- City/Town/Group/Local Centres
- Water Bodies
- ~ Creek Lines
- Additional areas of ecological and conservation significance as per ACTmapi & Canberra Nature Park Reserve Management Plan 2021
- Urban Parks and Places volunteer groups

Conservation Connectivity

- Protected Flora and Fauna
- Potential Priority Connectivity Areas
- Riparian Corridors
- Heritage
- Potential Habitat Area
- Conservation Area
- Nature Reserve



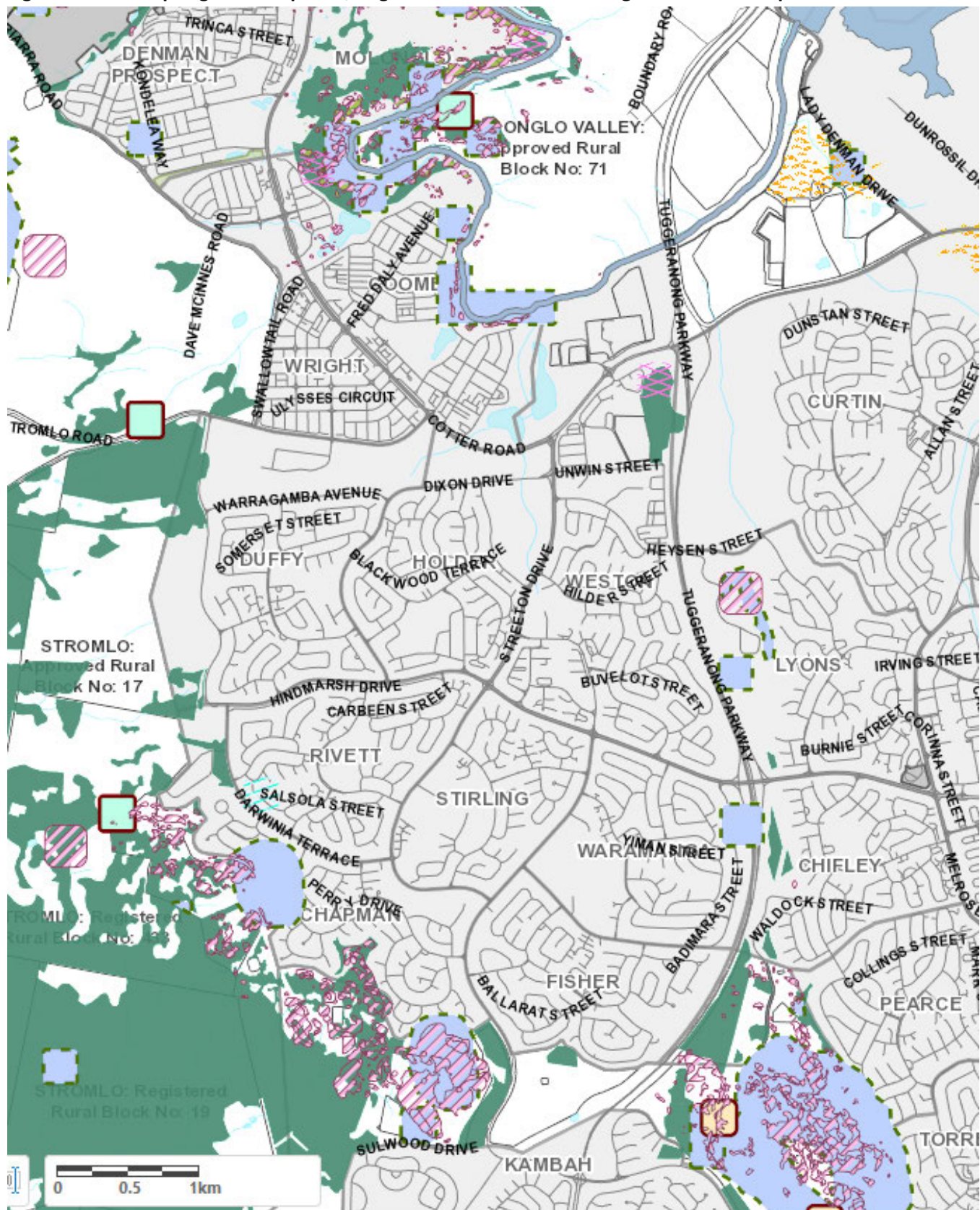
Blue Green Network

- Existing Connections**
 - Primary
 - Secondary
 - Tertiary
- Possible Future Connections**
 - - - Primary
 - - - Secondary

Scale at A4 1:50000



Figure D – ACTmap Significant Species, Vegetation Communities & Registered Trees map



- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Murray Cod (<i>Maccullochella peelii peelii</i>) | <input checked="" type="checkbox"/> Peacock Spiders (<i>Maratus</i> sp.) | <input checked="" type="checkbox"/> Ecological Communities |
| <input checked="" type="checkbox"/> Pink-tailed Worm-lizard (<i>Aprasia parapulchella</i>) | <input checked="" type="checkbox"/> Hoary Sunray (<i>Leucochrysum albicans</i>) | <input checked="" type="checkbox"/> Natural temperate grassland |
| <input checked="" type="checkbox"/> Perunga Grasshopper (<i>Perunga ochracea</i>) | <input checked="" type="checkbox"/> Small Purple Pea (<i>Swainsona recta</i>) | <input checked="" type="checkbox"/> Potential Threatened Woodland (includes secondary or derived grassland) |
| <input checked="" type="checkbox"/> Golden Sun Moth (<i>Synemon plana</i>) | <input checked="" type="checkbox"/> Rare & Other Important Plants | |
| | <input checked="" type="checkbox"/> Rare Plants | |

Figure E – ACTmapi Significant Species, Vegetation Communities & Registered Trees map

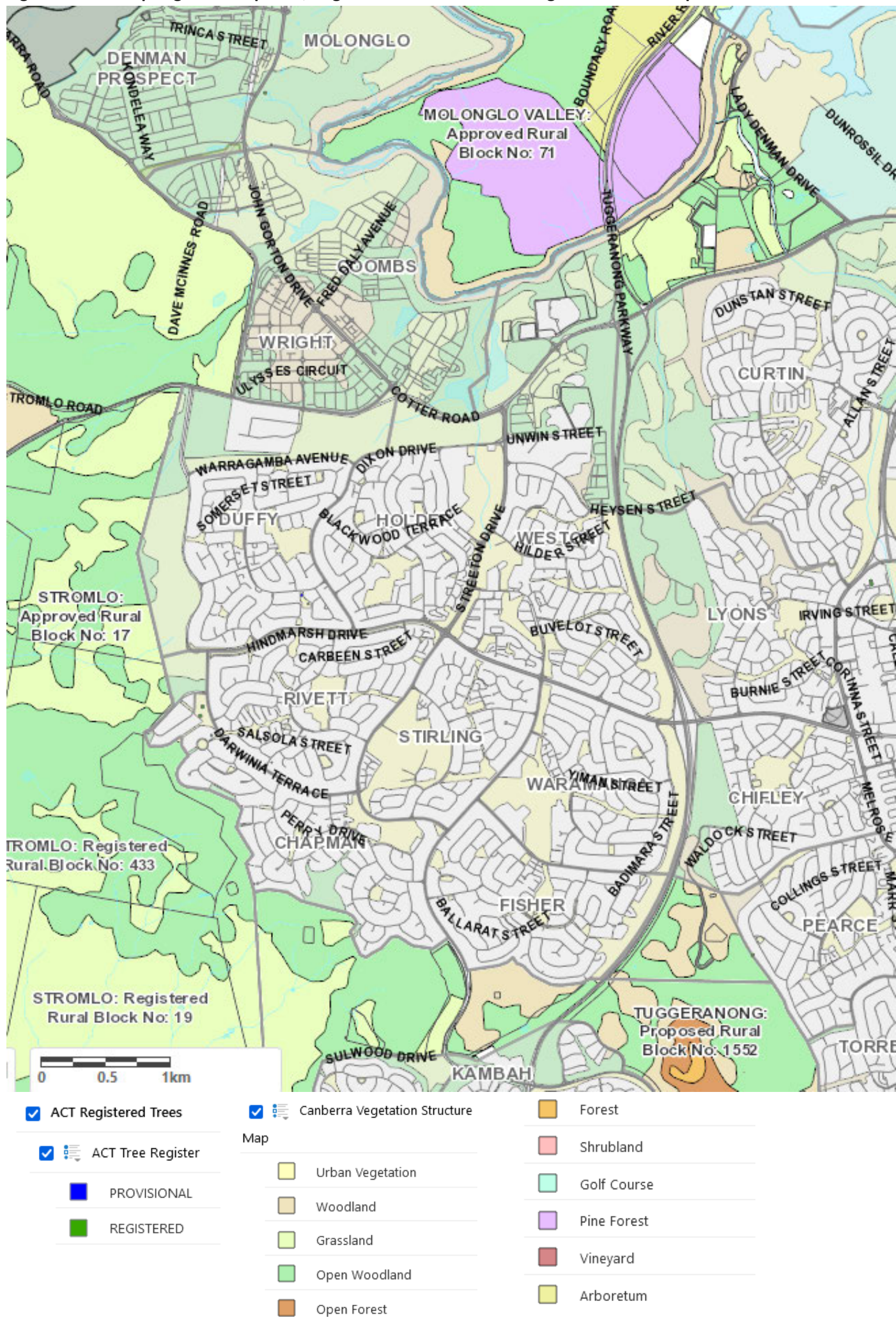
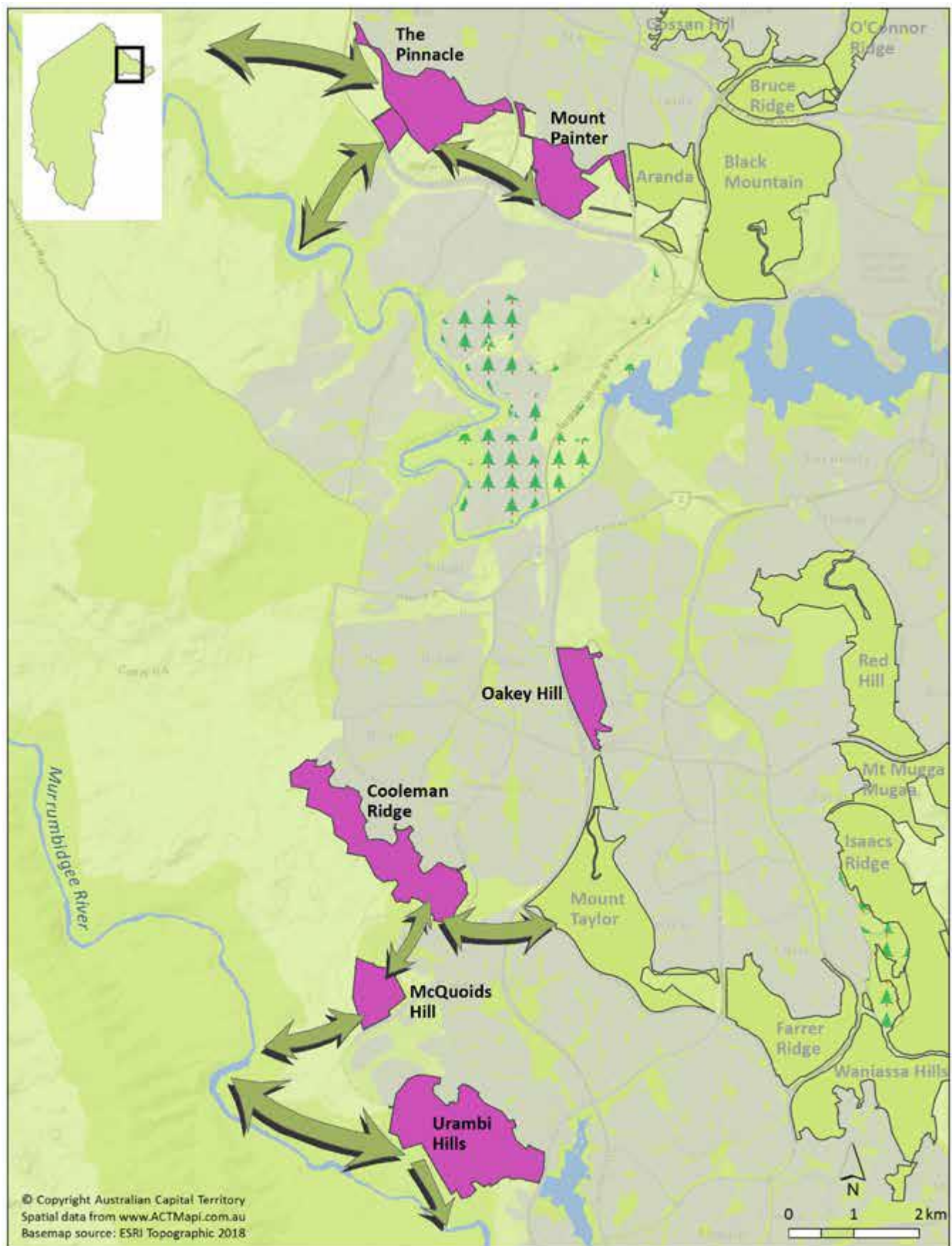


Figure F: p189 Canberra Nature Park Reserve Management Plan 2021 – Connections with Rivers & Landscape Connections



CONNECTION WITH RIVERS – LANDSCAPE CONNECTIONS







- | | | |
|--|---|--|
|  Connection with Rivers |  Pine Plantation |  Urban Area |
|  Landscape Connection |  Non-urban Area |  Rivers & Lakes |



Figure G: p191 Canberra Nature Park Reserve Management Plan 2021 – Coolemon Ridge NR Natural values

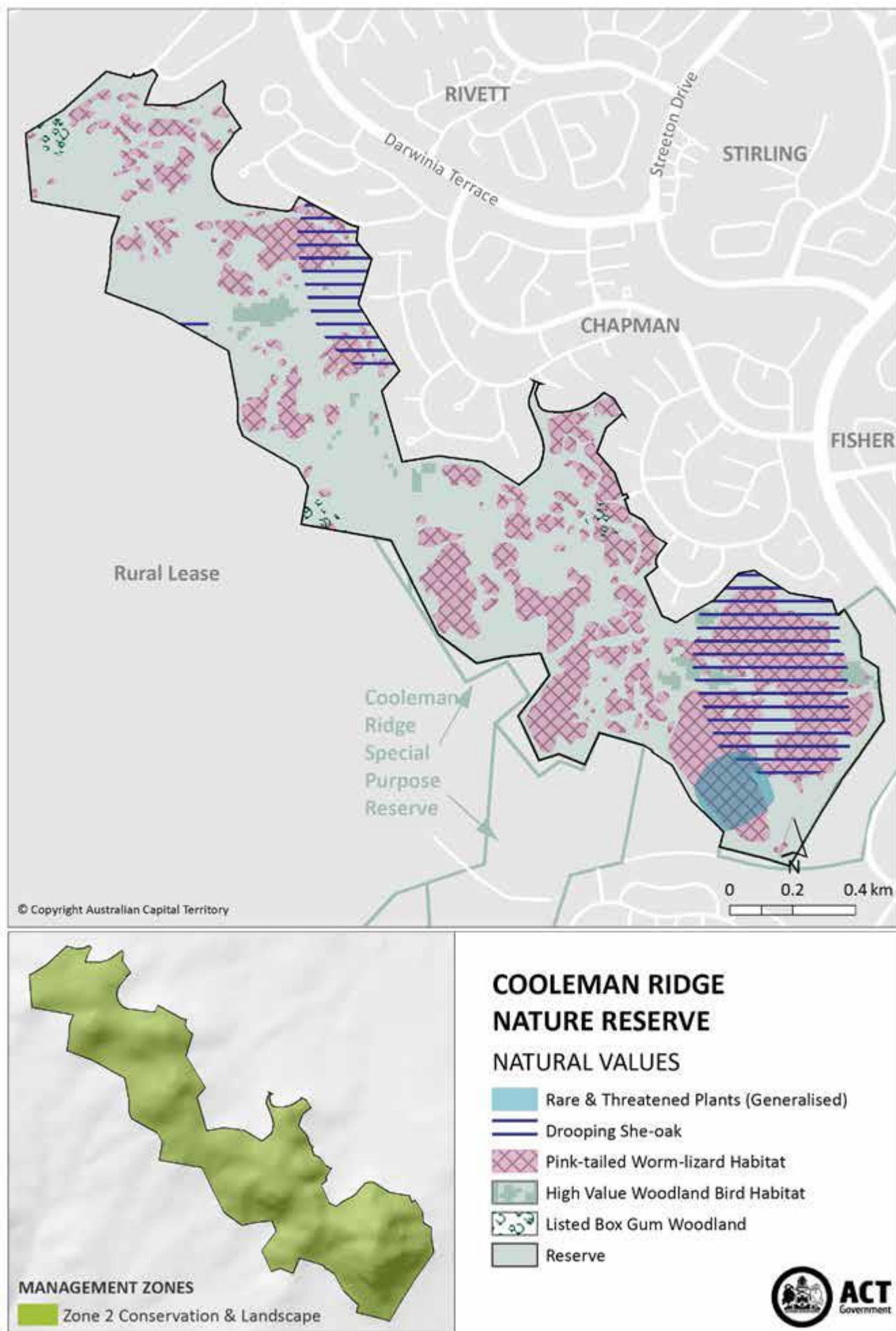
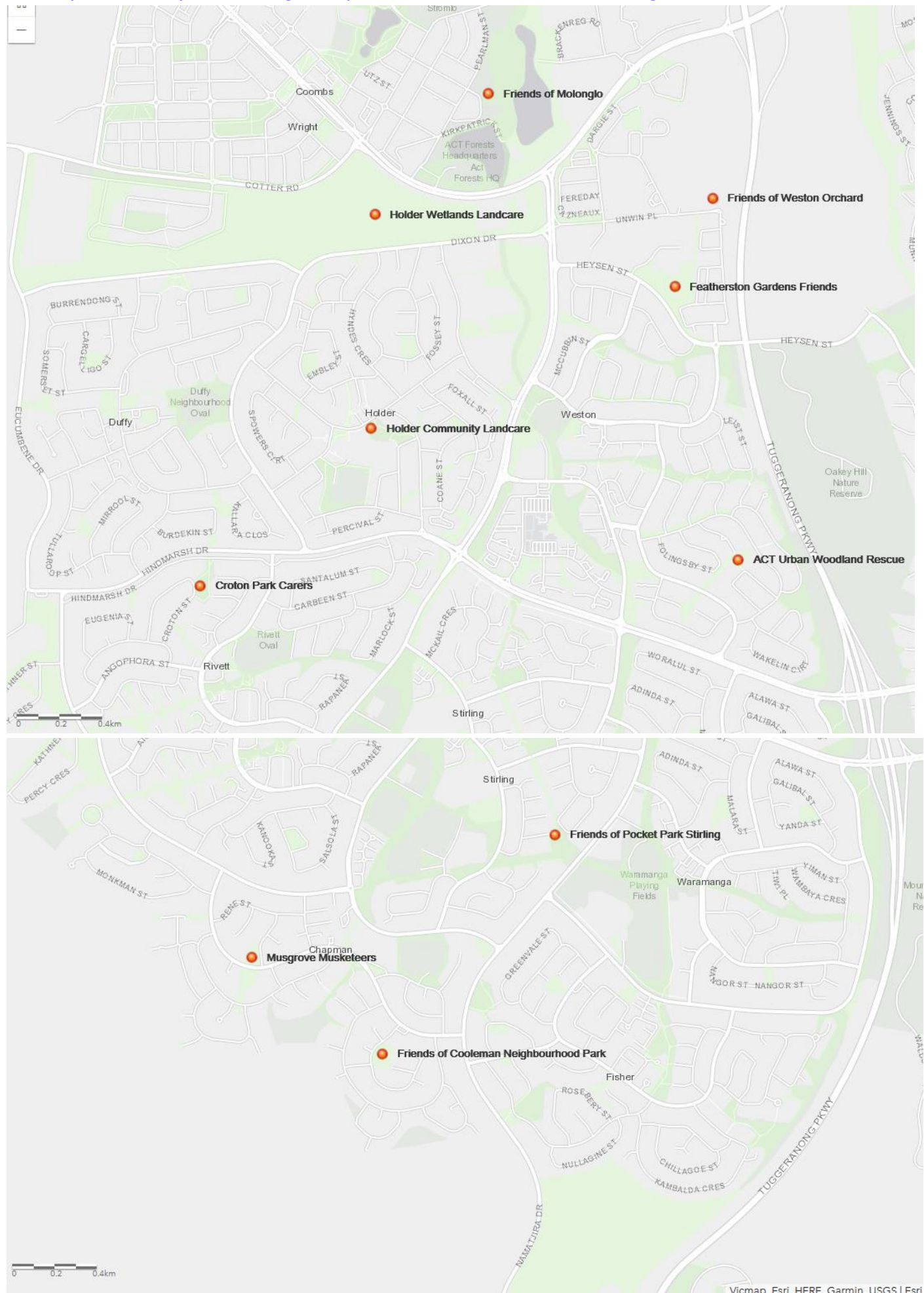


Figure H: ACT Govt City Services map – existing Urban Parks and Places volunteer groups – Weston Creek District area <https://www.cityservices.act.gov.au/public-land/maintenance/volunteering>



[REDACTED], Yarralumla, ACT 2600
Submission on the ACT Government's proposed changes to ACT Planning

I have read and support each of the following submissions, which represent my views:

- **Yarralumla Residents' Association** - This is a well-reasoned, comprehensive submission. It is evidence-based which is something that is sadly missing from much of the 2,500 pages of government documents. I fully support its contents.
- **[REDACTED], ACT 2600** – This submission is also a balanced and well-reasoned and I'm in full agreement with its contents.
- **Reid Residents Association** - in particular as it addresses the territory plan, and its list of community reactions reflect my own reaction.

Outcomes-based approach to planning

I do not support the proposed outcomes-based approach. It is highly subjective, appears to provide/support little or no choice of lifestyle for residents and provides no clear avenues for residents to protect their existing amenity from any intrusions on that amenity by new developments.

The guide to the proposed outcomes-based plan uses many aspirational words with no content to support how these, other than development, are to be achieved. In fact, some are in contention – intensification and greening our environment are clearly at odds with each other. With the level of intensification indicated where is it proposed that increased tree cover is to be planted?

I want to see a planning process that is understandable, is legislative based and therefore enforceable and which delivers best practice in development assessment to our whole community – not just the development community.

Further densification and infill of Yarralumla

I do not support further densification and infill of Yarralumla. There is already significant densification in train with the development of the Canberra Brickworks and the old CSIRO site.

Our suburb lacks the infrastructure to support these developments let alone additional development. We have inadequate parking at the shops, poor quality footpaths (even after recent repairs) and no footpaths in some areas – this is not conducive to walking for the elderly or parents with prams and does not readily support children safely riding bikes to school instead of parent taxis.

I support the retention of the current garden-city nature of our suburb and its current low-density, low-rise character – as has the majority of our community on more than one occasion – our views were expressed to the government in 2021 and at a recent public meeting of 200 residents (Feb 2023) 97.5% were opposed to further densification.

Communication and consultation

This has left a great deal to be desired and does the government no favours in terms of instilling confidence in the community that they genuinely wish to be open and transparent. Quite the contrary, releasing 2,500+ pages of documentation immediately prior to a major holiday period does not reflect well on government. It has not met good practice as set out in the *Planning Bill*

2022. The government should now start again with genuine community consultation and ensure that the community views are reflected in any new planning framework.

General comment on documents

The poor construction in many places does not instil confidence in the overall documentation – makes me wonder how we can trust in all the interlinked moving parts between all the proposed components of the new process.

In many cases there are broad sweeping statements, and accompanying plans that lack detail and in fact suggest that the authors of content and plans have little knowledge of the area they are ‘describing’. A significant case in point is the references to Adelaide Avenue – where it is noted as hard for pedestrians to cross and that under the new plan *Adelaide Avenue could be a vibrant, multimodal corridor that better connects into local neighbourhoods in Yarralumla and Deakin*. Have the authors ever seen Adelaide Avenue? It is a major arterial road designed to connect the city to Woden and is certainly not designed for pedestrians to wander across. And regarding connecting the local neighbourhoods – there are already multiple under and overpasses that connect the two suburbs.

Conclusion

The proposed New Planning Framework should not be put in place until:

- There has been a proper transparent consultation process with the community consistent with good practice set out in the Planning Bill 2022.
- The framework is revisited to address outcomes of that community consultation.
- The framework provides for no further densification of Yarralumla beyond that of the Canberra Brickworks Site and the CSRIO Forestry Site; and retention of the existing character of Yarralumla has been addressed.
- All components of the planning framework to be used for assessment are statutory-based.
- The framework provides for independent reviews of decisions made under the framework.


3 March 2023

Comments on the Draft New Territory Plan

I am writing this in the hope that community consultation is a process that seeks to cast the net as widely as possible. I hope that consideration will be given to the views of individuals who are not planning experts, nor developers, construction companies and associated businesses, but who live in the neighbourhoods likely to be greatly impacted by the new Plan and who care deeply about this city and its future direction. We pay our rates to support the ACT Government's activities and would hope, in return, that our views are heard and respected.

If Canberra's growth projections are correct, then there is certainly a need to plan well for the future of our city. There is clearly scope for greater housing choice, more apartment dwellings, more (well-planned) townhouse developments, dual occupancies and suburban infill. Done properly, this increased densification could be accomplished successfully while maintaining the character that distinguishes Canberra from Parramatta, South Yarra, Singapore or Newcastle.

Clusters of high-rise apartments (perhaps without height restrictions to encourage more adventurous architecture) could be concentrated in City and Regional centres, with developers required to give back to the community through tree-lined connecting paths, green parks (rather than paving stones and benches) and varied plantings. There are examples of best (and worst) practice in Woden Centre and surrounds. If the light rail to Woden is to be funded by the construction of apartment buildings all along Adelaide Avenue, could we please seek an outcome (to use the Report's terminology) that is far more sympathetic to Canberra's character than the development along Northbourne Avenue? Outcomes could include space between buildings to preserve line of sight to Canberra's nature reserve hills, retention of as many mature trees as possible and generous setbacks that allow for a decent remnant of open space to remain.

Regrettably, the Mr Fluffy debacle (Asbestos buy back scheme) has exposed the unpleasant reality that many developers and builders (and their clients) care very little for *outcomes* beyond maximising profits and catering to individual greed. The relaxation of standards meant that blocks have been clear-felled, large dual occupancies (or huge single dwellings – the largest in Australia!) have been built almost to the boundaries on all sides, no value has been given to the existing character of a suburb, mature gardens (and trees) have been razed and no room left for the kinds of gardens that we need to nurture our bird and insect life, let alone mature trees for shade and shelter.

Earlier townhouse developments were well-planned and well-built, with consideration for privacy, small gardens and common area plantings of varied trees and shrubs. The so-called new townhouses are in reality three or four houses packed side-by-side onto a single residence block, with little space between them and no room for trees. And they have not provided a more affordable option as they are considerably more expensive than the original single dwelling on its larger block. The prospect of small apartment buildings on suburban blocks (which I saw first-hand when growing up in Newcastle) is profoundly depressing, given the propensity for poor quality and design in many of the new builds.

In order to move to an 'outcomes-based' approach as proposed in the new Territory Plan, we would need to have greater faith in the intentions and vision of the developers and builders who have shown little regard to date for the impact of their decisions on Canberra's liveability and attractiveness as a national capital, nor for the long term needs of its residents. It is not surprising that 'flexibility' and 'outcomes' would be welcome by the building industry. Regulations and specifications offer safeguards to Canberra residents, but are not surprisingly seen as constraints by

a sector that has shown time and again its willingness to push existing requirements to the limit to maximise profits. The removal of requirements for developers to provide adequate parking for occupants is another example of the needs of developers (cost reductions) being given priority over the needs of the community. It is almost wilful blindness to assume that saving the developer the cost of basement parking will reduce the costs of apartments. People will still own cars and reduced tenant carparks will simply force more cars on to the streets, even if they then walk to work and catch the bus to Sydney.

The Draft new Territory Plan and its light touch regulation, its focus on poorly defined 'outcomes', its lack of a real vision for what could be an exciting new chapter in Canberra's development, and its failure to articulate exactly what is Canberra's particular character, will no doubt be welcome by the construction industry, developers, and builders. Most of us will be resigned to the fact that the consultation process will have little impact, that contrary voices will be seen as mere impediments to 'progress' and that we will be powerless in the face of special interests that have far more influence and access than the ordinary ratepayer.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Heritage and character houses and precincts

Character descriptions should operate to allow individual houses, or specific streets or community areas to be exempt from development principles that apply elsewhere. Character exemptions could be on the basis of being assessed as having period heritage value, having historic or natural heritage value, being an example of a known distinctive design type, being one of several examples in a character precinct or being a one-off property of particular interest/value to the community.

Future investigation areas (FIAs)

FIAs need to be formulated with a time element embedded. An FIA without a time flag is unfair, unhelpful and meaningless. There is no point knowing what might happen, without knowing when it might happen. How can people plan without a time guide? How can the potential value of a property/block be taken into account over the lifecycle of that property if there is no timeline for future proposed uses to come into play. The potential change in density/usage/consolidation should be able to be reflected in every exchange that occurs from the time an FIA comes into being.

It is not logical to have every FIA become effective at the same time nor for FIAs to remain static over time. If FIAs are static the next generation will be in essentially the same position as the ACT is in now; and they would need to fill in more colour highlighting at greater densities with broader spread from a standing start. FIAs should be dynamic on, say, 10-year cycles. FIA cycles should become an accepted part of the way things work. It should be possible to look at any block and have a fair sense of what is planned to happen to that block and in the surrounding area over the next 20 years. Changes could be made on a rolling basis every five years and adjustments made to either accelerate or decelerate the rate of densification rollout (by slipping a year forward or back) depending on demographic changes and housing supply/demand.

Whatever the FIAs are, the colour/usage codes should be transparent to everyone: developers, buyers, owners, sellers, and the community generally. A proposed maximum density concept plan for a particular block (or amalgamation of blocks) should be able to be pre-approved (in principle) by ACT Planning in consultation with the seller and interested developers and be available to all interested parties involved in the sale. (There could be more than one pre-approved concept plan.) The developer should not be able change the density concept plan after the sale, unless the block is resold and the process is repeated with a new pre-approved maximum density concept plan under the FIA.

The prices at which blocks in FIAs are sold must be made publicly available. Buyers and sellers should not be able to elect to withhold the sale price. Public availability of the sale price is an important transparency principle for all real estate sales in the Territory, but it would be even more important for FIAs.

Whenever a block that falls under an FIA is sold, whether or not it is before or after the proposed start date of the FIA, a percentage of the sale price should be paid to the ACT Govt as a community dividend. The dividend would be intended to reflect a portion of the artificial increase in value that occurs for a block when the number of dwellings that can be built on it increases.

FIA's should be sufficiently large in scope that densification targets can be met with only a portion of blocks within each FIA participating within each 10-year timeframe.

The important factors for FIA's are transparency, fairness, and clarity of intent. Property done, FIA's could reduce bullying of owners by developers, and prevent change of usage/density by developers after acquiring land. Success will be achieved when owners are equally pleased to have their properties either included under an FIA for potential development or not included and retained as single dwelling blocks. Both outcomes can deliver benefits, but only if owners understand how to translate those benefits and have the confidence to act.

Will an outcomes-focussed design approach deliver better designs?

Definitely not. An outcomes-based approach simply means that there will be no rules. There would be no impediment to developers buying land on one basis and developing on another. This double dealing via DAs will result in owners not obtaining a price which reflects the true value of the land. It would jeopardise the project by causing owners to be less willing to sell or consolidate, and choosing to delay or avoid participation.

Dual occupancy developments

Dual occupancy style arrangements should NOT be increased and NOT be allowed unless the primary/current residence is subject to heritage restrictions or character covenants.

For the vast majority of current houses and blocks, dual occupancy should be prohibited and, in particular, subdivision into two separate sub-blocks as separate titles should not be allowed.

REASONS: Dual occupancy does not achieve the ACT Government's aim of meaningful densification of, and a significant increase in the number of dwellings in, the ACT.

Dual occupancy simply dilutes the densification project principles and outcomes, delays the delivery of intended aims, and kicks the entire project down the road.

Increasing the density of each block by ONE, only one, is useless and achieves nothing other than acquiescing to the ill-conceived desires of owners. It achieves nothing for ACT Planning and nothing for the community.

Dual occupancy retains badly designed, outdated, poorly oriented, energy inefficient primary residences which are not good for anyone to live in, neither the current owners nor anyone else.

Dual occupancy creates two gravely suboptimal residences. It creates immediate second-class citizen status for the people living on the rear block. Dual occupancy condemns some people to living in other people's back yards. Bad for both. Rear house driveways sandwiched between neighbouring front houses are narrow, desolate, and hard to use.

Few people would want to live in a dual occupancy property. However, people find that they have to; because it's what they can afford, or because it's the only option. Very few would choose dual occupancy if there were better-designed modern purpose-built properties available at an affordable price. People would prefer: no battle-axe driveways, no two unit strata body corporates, better privacy, better outlook, and sensible use of the land area.

More innovative, better designed, better functioning buildings are required; each properly sited on its block.

The community can achieve better-designed better-built buildings using knock down rebuild as the basic unit of development. At the very least, a single dwelling block should be rebuilt as two equally desirable townhouses or duplexes with both homes enjoying street presence and equivalent design benefits. Even better, achieve three townhouses on a large single block or consolidate at least two or three blocks to allow more interesting designs and greater density efficiency.

For heritage or character houses, a version of dual occupancy should be permitted but the new building or extension must be designed to be compatible with the existing style. The resulting double building should have the character of a mini-complex within the same envelope. It could be for example a family home plus separate studio, intergenerational home (connected) or two family homes (disconnected). The buildings on the block should be considered as a whole package, bought and sold as a whole. Separate title and subdivision should NOT be permitted. (Why would it be, if dual occupancy separate titling is not permitted for other blocks.) If a house is so precious that it is already subject to heritage or character restrictions, owners should know this when the property is purchased. They should understand and accept that the house will remain essentially as is, or it can be transformed seamlessly into a larger more generous family residence via extension. Renting an additional dwelling on a protected heritage/character block should not be prohibited, but the planning rules that should apply would greatly discourage that. The design and arrangement of the main home and any out-buildings would mean that it would not be feasible to share the block with another person/family for all the same reasons that dual occupancy is undesirable and unsatisfactory.

In terms of acceptability for neighbours and the community, dual occupancy must surely be the LEAST desirable form of density. While some people express concerns about the development of unit complexes next door, in their street or their neighbourhood, few of those would elect to live next door to a dual occupancy instead. The rear house inevitably becomes unkept and uncared for as it is hidden from view from the street. It falls well below the standard of surrounding homes. Sale value of the front and back house falls

and the block spirals down. That is not in anybody's interests. Every dual occupancy block is a failure of ACT densification.

This planning review is an opportunity to put a stop to new dual occupancy building - once and for all. Existing dual occupancy blocks/buildings can be grandfathered. Those blocks can take their turn in the ongoing redevelopment cycle and be converted into properly designed multi-unit buildings as part of an FIA when the time comes.

Any argument in favour of dual occupancy is short-sighted and usually driven by self-interest. It is advocated by people who don't have the funds or ability to create a properly designed townhouse complex but want to try to turn a quick financial win anyway. The govt should say a definite NO, to those people. The owners of such a block should be required to do things properly and sell it for knock down rebuild. They can rebuy one of the new units on the block or go elsewhere with the proceeds.

Dual occupancy has been tried and failed miserably elsewhere. The double sub-blocks in Brisbane fail on every parameter for comfortable modern living. The ACT should organise itself to do much better. Everyone wins from sensible sustainable development.

What are key design outcomes?

Key design outcomes include that there are essentially equivalent outcomes for all units in a complex in terms of street presence, outlook, quality of build, orientation, access, and views (to courtyards or distance).

Key areas for sustainability that should be strengthened in the design guides?

Insulation, double glazing, solar energy, water cycling.

Thank you for the opportunity to comment on the planning review and reform project.

Submission in response to the Draft Woden District Strategy 2023

Primarily focused on 'key site and change area': Curtin Edge north and south (p121)



Figure 1. extract from Draft Woden District Strategy (p121)

On page 121 of the Draft Woden District Strategy (the Strategy), the Strategy sets out the potential for an 'edge street', shown in **yellow**, to run along Yarralumla Creek between the creek and the existing houses.

I do not support this proposal.

Why propose one?

There is no definition of an 'edge street' in the strategy, but there is a sample illustration (p144). I understand from the planners at consultation sessions that the rationale for an edge street is to provide access to emergency services, support residences facing outwards (for safety of the local area) and traffic flow. It is worth addressing each of those propositions in this context:

- **Emergency Services.** There is existing access that can serve emergency services (ie, if there was a bush fire). The entire edge includes an existing bike path that is likely to only be upgraded and widened over time (like the Inner North's path has been). This allows quick access to emergency vehicles if required. In addition, many of the blocks along the edge are served by cul-de-sacs that open out onto the green space (there is vehicle access, not just a path), thereby providing direct access via road every two houses (see Figure 2).

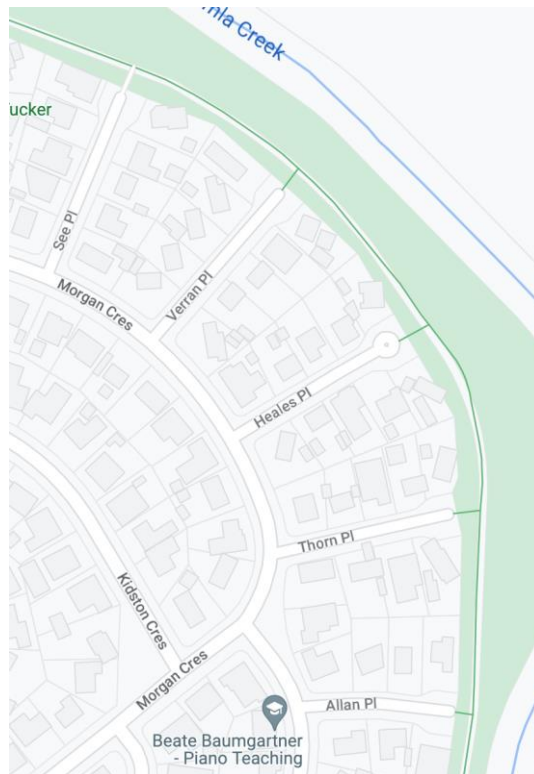


Figure 2. Image showing cul-de-sacs with quick access to the reserve.

- **Oversight of the area (for safety).** In most cases the existing residences already face out over the reserve. It would be expected that any future developments (the Strategy contemplates rezoning the area to 3 level dwellings and higher density), would likewise follow this example and face the reserve due to the pleasant outlook without the inclusion of a street. In many instances the existing residences follow the Radburn model and don't even have a fence separating their house and the reserve. If oversight of the area is an issue, then maintaining a planning condition about fencing might be more suitable than the inclusion of a street.
- **Vehicle Access.** Most of the current residences are served by Morgan Crescent and Allan Street (and linked cul-de-sacs). If the area is developed to higher density these roads will come under increased pressure. However, it is worth engaging with residents as to whether an edge street is actually their preference. Residents of McCulloch Street have long raised concerns that their street has become a 'rat run' through the suburb because insufficient road infrastructure was provided for the the growing communities of the Molonglo Valley to access Woden. The proposed edge street would potentially create another such 'rat run' that would connect the north of McCulloch Street and Carruthers street, but through an existing green space (See Figure 3). Residents may prefer slightly higher local slow traffic flow, than much higher (and likely faster) commuting traffic. A better option would be a well thought thorough connection between the Cotter Road and the Yara Glen as part of the development of the North Curtin horse paddocks.

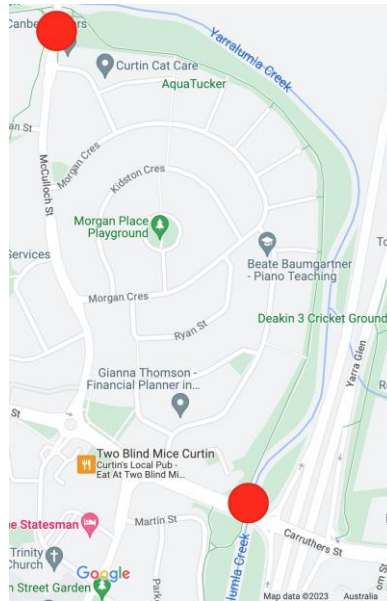


Figure 3. connection that could become a 'rat-run'

Noting the points above, none of the rationales put forward appear to have a strong relevance to this particular situation. Or at least, when they are relevant – there are strong mitigating considerations.

Why is it good to retain the natural corridor?

- **Preserving the corridor supports the Blue-Green Network.** As set out on pages 8, 9, 39-42 and 98-101 of the Strategy, the blue-green network is the first 'big driver' behind the Strategy and the street would run contrary to the objectives underlying this driver (some of which are set out below, but I would encourage the planners to engage with these rationales in considering the change).
- **Active residents.** Keeping the area car free promotes exercise and outdoor activities of residents. Studies have shown the importance of attractive open spaces to increased recreation, like walking. See:
 - Cohen, D. A., McKenzie, T. L., Sehgal, A., Williamson, S., Golinelli, D., & Lurie, N. (2007). Contribution of Public Parks to Physical Activity. *American Journal of Public Health*, 97(3), 509-514. <https://doi.org/10.2105/AJPH.2005.072447>
 - Giles-Corti B, Broomhall MH, Knuiman M, et al. Increasing walking: how important is distance to, attractiveness, and size of public open space? *Am J Prev Med*. 2005;28(suppl 2):169–176. [\[PubMed\]](#) [\[Google Scholar\]](#)
- **Active travel/commutes.** Similar principles apply to active travel. Keeping the area clear of traffic is likely to increase the use of active modes of transport and micro-mobility devices (eg. Electric scooters) - taking further pressure off road infrastructure.
- **Greater density = greater need for communal green space.** As Curtin becomes far more densely populated over the next 100 years, these green spaces will start to have an even greater value for residents. If we start putting in streets now we will find it incredibly hard to wind this back to provide adequate recreation areas in later decades.
- **Climate Mitigation and suburb cooling.** As the community is aware (see ACT Climate Change Strategy 2019–25, the draft Mature Native Trees Action Plan and Canberra's Living

Infrastructure Plan: Cooling the City (2019)), the existence of trees in suburbs has a cooling effect that will be lost if these areas are developed. Something even more necessary if the surrounding suburb is to become more densely developed.

What does the community think?

Community feedback before the Strategy was released raised the desire for:

- Increased urban cooling,
- Micro forests,
- Protection of green corridors, and
- Increased amenity at waterfront locations

See Figure 4.

Table 1: Feedback from the community for all districts, 2021

| Environment | Infrastructure and transport | Buildings |
|--|--|--|
|  <p>Trees and planting</p> <p>Increase street tree and undergrowth planting to support wildlife and improve urban cooling.</p> <p>Develop urban/micro forests.</p> |  <p>Foot and cycle paths</p> <p>Connect foot and cycle path networks, supporting interchange between transport modes.</p> <p>Upgrade paths and accessible paths.</p> |  <p>Urban densification</p> <p>Locate urban commercial complements greenspace.</p> <p>Consider compact volumes, tall development.</p> <p>Prevent negative densification and service.</p> |
| <p>Open green space</p> <p>Protect and activate reserves and green corridors, particularly in areas of housing density.</p> <p>Maintain views of hills and ridges.</p> | <p>Public transport</p> <p>Increase connection, frequency, sustainability and utilisation of the public transport network.</p> | <p>Housing diversity</p> <p>Provide diverse public housing, affordable family homes.</p> |
| <p>Water sensitive urban design</p> <p>Monitor and manage water quality.</p> <p>Increase amenity at waterfront locations.</p> | <p>Roads</p> <p>Reduce congestion and increase traffic calming.</p> <p>Increase safety of people from roads.</p> | <p>Environmental standards</p> <p>Design and build buildings to standards.</p> <p>Provide sustainable density living.</p> <p>Integrate buildings.</p> |

Figure 4. Community Feedback on page 27 of the Strategy

This community feedback has been echoed by the overwhelming support for maintaining the corridor *without* an edge street. Of the 215 'quick comments' on the Strategy (as of 12noon on 3 March 2023) over 50% (about 112) of all comments raised the edge street / Yarralumla Creek corridor and raise concerns about the loss of communal green space and space for active commuting (see Attachment 1). I cannot find any submissions in favour of the edge street.

This is an addition to the large number of substantial submissions that I understand have been submitted.... or the stencil posters put together by children and objections written in chalk on the bike bath.

The opposition is also now running with concerns about development in the area for campaigning purposes. See Figure 4.

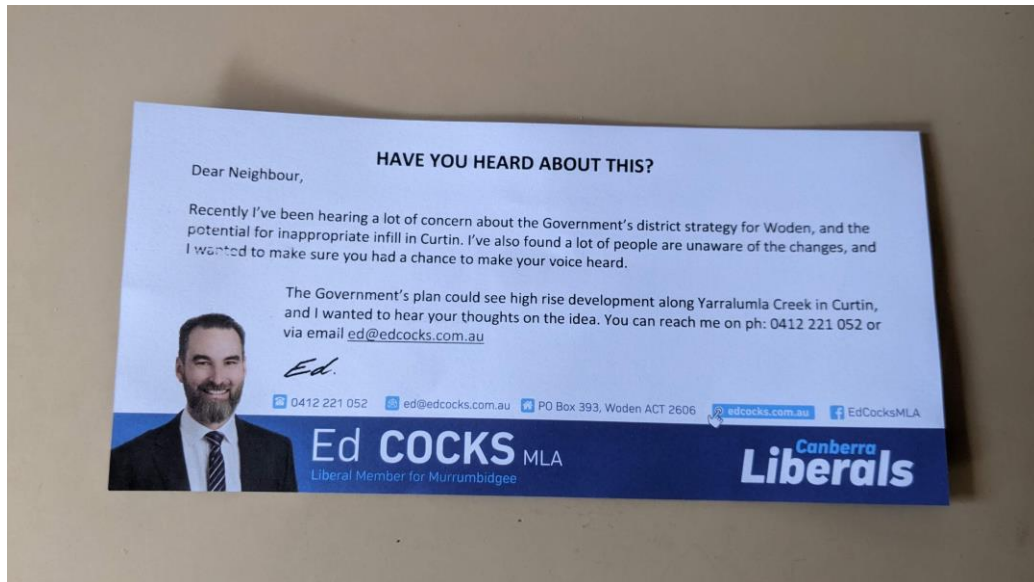


Figure 5. Opposition marketing material in relation to Yarralumla Creek area

Based on the quick comments, this issue has engaged the residents of Woden more than any other issue relating to the Strategy.

Go further

Given the:

- passion in the community for quiet green space away from traffic,
- the expected increase in the population of Curtin,
- the growth of high density living in North Woden and the North Curtin horse paddocks, and
- the lack of large tracts of green space in Woden (ie no lake like other town centres)

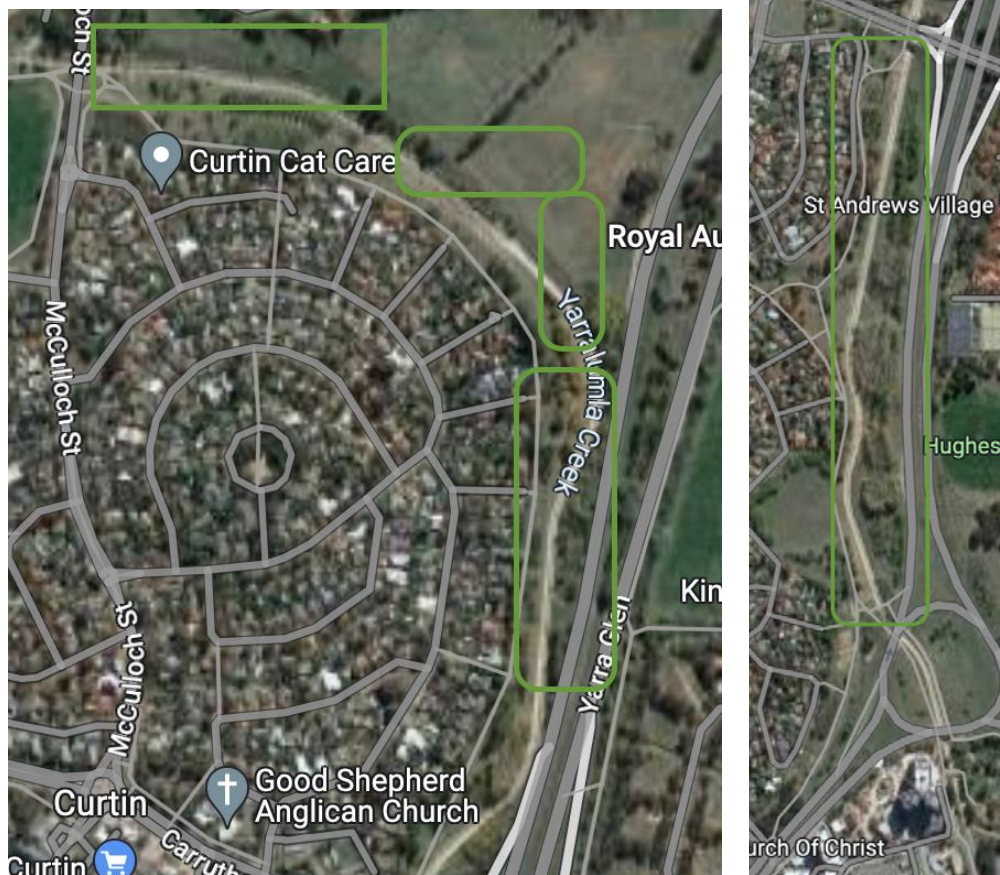
please consider ways in which the Yarralumla Creek corridor could be expanded and protected for recreational uses. For instance, this could include:

- pedestrian bridges across the creek to link to the North Curtin developments,
- reserving large parts north of the creek for recreational use,
- not putting an edge street on *either* side of the creek,
- not putting any roads crossing the creek,
- improving the sound barriers (built or natural) between Yarra Glen and the creek corridor, and
- more pedestrian access south of Carruthers Street.

As mentioned above, as the suburb densifies over the next 10, 50 or 100 years these green spaces will become highly treasured by local residents and improvement of these areas will

support the increased infill proposed in the territory plan, by demonstrating mitigation against the loss of existing suburban tree coverage and green space.

An example: Currently there are large tracts of wooded areas between the creek and the Yarra Glenn road where an existing 'goat track' could be replaced by a formed path and pedestrian bridge near Carruthers Street (in anticipation of the light rail) - see Figure 7. This would provide a short running or walking route through woodlands for the residents in the high-density developments in North Woden.



Figures 6 and 7. Areas for potential parks and greater green space for Curtin North and residents of North Woden in high density apartments.

Other matters

While greater consultation would have been appreciated (I only found out about the strategy from fellow residents), I would like to applaud the efforts that you are putting into planning for our great city. Thank you.

I would also like to note:

- I support the investigation of more density and less rigid planning in inner city suburbs and the recommendation of **Missing Middle CBR** and **Greater Canberra**. While not necessarily ideal for me personally, I want to live in a city where housing is affordable and accessible.

- Please ensure that more density takes into account adequate tree coverage to ensure that density does not come at the cost of high temperature suburbs with no cooling by trees.
- Can you investigate greater access to Yarra Glen from Cotter Road? Potentially via the developments in the North Curtin horse paddocks? I understand the residents of McCullcoch Street have been raising this issue for some time.

Contact details

Thank you for considering my submission. I am happy to be contacted on any of the details below and for my submission to be public.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Attachment 1 – Online “Quick Comments” on the Draft Woden District Strategy up to 12noon on 3 March 2023

3 March, 2023

Curtin Resident says:

Edge Street will increase traffic, danger to local children (two schools and a childcare) around streets connected to Holman. No Edge Street

Agree (pressed)2

Disagree0

3 March, 2023

Cam says:

I heard anecdotally the large green space opposite Holman Street Curtin, across from flood channel, was used as an asbestos dump in the 60's

Agree0

Disagree0

3 March, 2023

No Curtin Edge says:

'Local centre' on Theodore? It is one shop. No need to expand with Curtin Shops up the road. Do not add unnecessary traffic near schools!

Agree1

Disagree0

3 March, 2023

Simon says:

As a Curtin resident whose family uses the existing space I oppose the proposal for an "edge street" running the length of Yarralumla Creek.

Agree (pressed)2

Disagree0

3 March, 2023

No Curtin Edge says:

No to the Curtin Edge! I have a young family who uses that path all the time. There should not be high-rises in Curtin

Agree (pressed)3

Disagree0

3 March, 2023

says:

People 'Pack and Stack' fantasies predicated on rapid transit won't happen. Canberra's and Australia's urban conglomerations will dissolve

Agree0

Disagree0

3 March, 2023

Peter says:

Holman st Service st connection would seriously impinge on the ambience and serenity of the Woden Flood Memorial May they rest in peace

Agree (pressed)2

Disagree0

3 March, 2023

Car-less Cyclist says:

Removing the Curtin shared path will mean no car-free access for cyclists needing to commute to the ANU, Belconnen, Civic or the Triangle.

Agree (pressed)5

Disagree0

3 March, 2023

says:

Assumptions that Canberra's population will continue to grow is wrong. It won't. The Federal Public Service will decrease & be decentralised

Agree0

Disagree0

3 March, 2023

says:

Convene a series of community meetings to decide what EACH locale wants. Centralised societal planning doesn't work. It's FASCIST, Capiche?

Agree0

Disagree0

3 March, 2023

says:

Pretending that asking residents to meaningfully comment on the future of their environment in 149 characters is ludicrous window dressing.

Agree2

Disagree0

3 March, 2023

Cam says:

The **Yarralumla Creek** stormwater channel across from my Curtin house has had its concrete base ripped up recently by flood water.

Agree2

Disagree0

3 March, 2023

[REDACTED] says:

The WEF's "Plan 2030" to 'Pack and Stack People' in high rise buildings next to rapid transit is socially & environmentally unacceptable.

Agree0

Disagree0

3 March, 2023

Cam says:

Anything built next to the **Yarralumla Creek flood channel** would likely be uninsurable or **have huge policy premiums** due to flood risk.

Agree (pressed)4

Disagree0

3 March, 2023

Curtin resident says:

Urban infill is a sound approach, but safe bike path access to school and work is also important - will this be lost with the Edge Street?

Agree (pressed)6

Disagree0

3 March, 2023

Cam says:

My Curtin house is across from the **Yarralumla Creek** stormwater drain and my insurance company recently refused insurance due to flood risk!

Agree (pressed)4

Disagree0

3 March, 2023

Clare says:

Community/retail needs to have more distance from bus/light rail corridor. People won't want to linger in a cafe right on a bus station.

Agree0

Disagree0

3 March, 2023

Cam says:

I broadly support this strategy but am concerned about any loss of trees, and habitat disruption, along the Yarralumla Creek open spaces.

Agree (pressed)4

Disagree0

3 March, 2023

Penny says:

I love the idea of restoring some ecology to the stormwater drain

Agree1

Disagree0

3 March, 2023

Penny says:

Cotter Road/Adelaide Avenue commuter link needs to be built in the horse paddocks, not diverted via this 'Edge Road' - through our suburb

Agree (pressed)5

Disagree0

3 March, 2023

NO to Curtin's Edge says:

No to Edge Street along Curtin's north south urban park. A fly over is required from Cotter Rd to Yarra Glen Rd for traffic to & from Woden.

Agree (pressed)9

Disagree0

3 March, 2023

Tony Corp says:

A link road from Adelaide Avenue to the Cotter Road would alleviate the 'rat run' through McCulloch Street Curtin.

Agree (pressed)8

Disagree0
3 March, 2023

LTEdition says:

It makes no sense to add an edge street to Curtin and will destroy the green space character of the suburb. Apartments are not needed/wanted

Agree (pressed)11

Disagree0
3 March, 2023

Louise says:

New edge road along the STORMWATER drain!?! A drain that was purposely built after the human tragedy of a one hundred year storm. Seriously!

Agree (pressed)11

Disagree0
3 March, 2023

Curtin Family says:

No to Edge St! Keep/improve the safe, green area where our child walks, rides, plays, meets the neighbours, delights in ducks, birds & trees

Agree (pressed)13

Disagree0
2 March, 2023

Bleech says:

no to the edge street and 6 storey dwellings eating up our green space where our kids play.

Agree13

Disagree0
2 March, 2023

Curtin Teen says:

...walking my dog. Please keep Yarralumla Creek CAR-FREE for future generations, we need open and safe places to Play and be Active, Healthy

Agree16

Disagree0

2 March, 2023

Curtin Teen says:

I've grown up in Curtin, birth to 18, collecting Acorns, Playing pooh-sticks at the Creek, on Tricycle, Bicycle, Scooter, Roller-blades...

Agree13

Disagree0

2 March, 2023

Sarah says:

This proposed new 'edge street' is absolutely ludicrous, a money grab by ACT government totally out of touch. Protect our green spaces.

Agree15

Disagree0

2 March, 2023

Curtin homeowner says:

Invest in existing commercial centres but don't build over our green spaces. Please leave Curtin edge to be a green space for all to enjoy.

Agree18

Disagree0

2 March, 2023

Feeling Perplexed says:

Apartments, shops, cafes, road INSIDE roundabout? Tokyo??? Canberra we can do better, don't build in Flood Zones surrounded by car fumes.

Agree14

Disagree0

2 March, 2023

Feeling Perplexed says:

I'm on bike path by Yarralumla Creek 3 times/day. In 20 years I've never met any lost wandering souls wondering where the edge of Curtin is.

Agree21

Disagree0

2 March, 2023

Disappointed says:

We value the green space and wildlife in Curtin. We don't value a greedy government with poorly developed policies. NO to Curtin Edge Street

Agree19

Disagree0

2 March, 2023

Anton says:

The changes along Yarralumla Creek/ Curtin don't pay enough attention to the real flood risk that area faces! It's only going to get worse.

Agree14

Disagree0

2 March, 2023

Save Curtin says:

NO WAY to proposal for Curtin Edge Street and spoiling beautiful Yarralumla Creek corridor. That's NOT progress. Disappointing to the max!

Agree15

Disagree0

2 March, 2023

Benny says:

The new edge Street near the Yarralumla Creek would be detrimental to the blue green plan this is a joke and a cash grab.

Agree14

Disagree0

2 March, 2023

Pauly says:

Buzzwords aplenty in an attempt to justify the agenda to jam more people into existing streets and cram them into the fat controller's tram

Agree10

Disagree0

2 March, 2023

ACT shame says:

If I presented a proposal to the ACT Gov with this level of detail ie limited they would tell me to go away. How is this acceptable.

Agree10

Disagree0

2 March, 2023

Disabled resident says:

As a resident with a disability who frequently uses the Curtin edge area the proposal is very concerning and alarming. Why is this necessary

Agree18

Disagree0

2 March, 2023

Deb says:

No to the edge street in Curtin. The bike/walking path is such a wonderful spot away from cars and the green space is much loved by resident

Agree21

Disagree0

2 March, 2023

Miss sensible says:

The plan appears to ignore one of the most significant issues impacting the area. No Adelaide Ave ramp onto Cotter rd. Make this a priority.

Agree13

Disagree0

2 March, 2023

Resident says:

No to the edge streets! They'll reduce green space, a precious commodity. And since when is a street needed define an edge.. Rubbish.

Agree18

Disagree0

2 March, 2023

Mick says:

The detail within doesn't allow residents to make informed decisions or comments. I don't support any change without sufficient detail.

Agree11

Disagree0

2 March, 2023

Curtin says:

Developing Yarralumla Creek for high density residential severely impacts walking and cycling networks part Canberra's Active Travel Plan

Agree14

Disagree0

2 March, 2023

Angry Voter says:

The Woden strategy says 'Protect and enhance habitat' but the Curtin Edge Street principle goes against that. Drop the Edge Street principle

Agree18

Disagree0

2 March, 2023

Curtin crusader says:

Proposal for Curtin 'edge st' along yarralumla creek goes against blue-green network. The loss of greenspace could never be regained

Agree20

Disagree0

2 March, 2023

Angry Voter says:

Having an Edge street as a stated principle infers that it is decided option, without any community engagement!!!

Agree13

Disagree0

2 March, 2023

Love my walks says:

The principle for the Edge Street isn't consistent with territory plan. Edge street destroys the existing (and loved) blue-green network

Agree17

Disagree0

2 March, 2023

Where am I to go says:

This proposal will impact the most vulnerable of the community, forcing them out of the suburb. How are they going to be supported ?

Agree9

Disagree0

2 March, 2023

disenchanted Curtin says:

Canberran government has lost touch with reality! NO to edge street at Yarralumla ck, NO to high density & , NO to pointless light rail plan

Agree13

Disagree1

2 March, 2023

Deadly says:

I strongly disagree with (1) the 'new edge street' through the Yarralumla Creek corridor & (2) street proposed between Holman & Theodore St.

Agree19

Disagree0

2 March, 2023

Angry Curtinean says:

Somehow funds exist to create more development and congestion in Curtin, but we can't fund adequate staff for safe healthcare of patients!

Agree11

Disagree0

2 March, 2023

Canberra or Sydney says:

Poor planning from desperate ill advised decision makers. No to edge street at Yarralumla ck, no to high density & destruction of trees.

Agree17

Disagree0

2 March, 2023

Curtin resident says:

All the development planned in Curtin is going to do is increase traffic and multiply the time it takes to get in and out of Curtin.

Agree12

Disagree0

2 March, 2023

Curtin says:

High density will significantly change the character of the Curtin community and there is plenty of high-density development in Woden centre

Agree15

Disagree0

2 March, 2023

Curtin says:

The proposed edge st along Yarralumla Ck negates the benefits of the blue green network and loses a key recreational and commuter pathway

Agree17

Disagree0

2 March, 2023

Curtin resident says:

If the current government thinks that destroying the quiet suburban greenspace of Curtin is 'progressive', we may as well be voting Liberal.

Agree15

Disagree0

2 March, 2023

Concerned Cyclist says:

No fan of the Curtin Edge Road. The pre-existing, well used bike path supporting active commuting will disappear in construction for years.

Agree20

Disagree0

2 March, 2023

Think Smarter says:

Access to Deakin West from the Cotter seems to drive the Edge St Curtin idea. Dudley Street and the Yarralumla Kent St Bridge are inadequate!

Agree8

Disagree0

2 March, 2023

Community Voice says:

Multistory apartments should not adjoin the standard residential RZ1 zone eg Athlon Drive backing the houses between Farrer and Torrens.

Agree4

Disagree0

2 March, 2023

Think Smarter says:

No Edge Street in Curtin, where the green space is appreciated by thousands of Canberrans, many of whom don't even live in the Woden Valley!

Agree23

Disagree0

2 March, 2023

Dumbfounded says:

So you are just planning to move the Curtin thoroughfare McCulloch Rat Run to a new Edge Street Rat Run?? This is no solution!

Agree21

Disagree0

2 March, 2023

Utopia episode 5 says:

Stop stealing my scripts , is this real ?? We need a new logo

Agree4

Disagree0

2 March, 2023

HotWheels Motor City says:

The community at large genuinely can't afford to have public infrastructure planned by those who have only ever driven SUVs & slider trikes.

Agree4

Disagree0

2 March, 2023

Starvin says:

Lets cut down 300 trees for the sake of light rail in Woden yet you must have a large tree to build four story town houses to remain green.

Agree3

Disagree1

2 March, 2023

Starvin says:

14,000 cars a day going down McCulloch Street Curtin due to the growth in Western. Yet no plans for upgrading Cotter Road infrastructure!!

Agree14

Disagree0

2 March, 2023

Starvin says:

Plans for high density housing in Curtin yet still no action on cotter road bypass to enable traffic to turn right to Woden.

Agree11

Disagree0

2 March, 2023

Lillian says:

Suburban tree canopy/green cover to be enshrined by law at 30-40% of block size to reduce the effect of thermal impact of large buildings.

Agree9

Disagree0

2 March, 2023

[REDACTED] says:

Have no problem with urban infill but need to ensure communal greenspace is maintained. I don't want an edge street in Yarralumla Creek.

Agree21

Disagree0

2 March, 2023

gaiweb says:

Curtin Edge defined by Yarralumla Creek with large mature 60+yo trees along the green area & ACT Garden have planted 100s more. WHY destroy?

Agree24

Disagree0

2 March, 2023

gaiweb says:

Curtin Edge defined by Yarralumla Creek with large mature 60+yo trees along the green area & ACT Garden have planted 100s more. WHY destroy?

Agree15

Disagree0

2 March, 2023

gaiweb says:

Curtin Edge defined by Yarralumla Creek with large mature 60+yo trees along the green area & ACT Garden have planted 100s more. WHY destroy?

Agree13

Disagree0

2 March, 2023

Curtin Walker says:

Build your townhouses on the Deakin side where there is scrub. No need for a new street or to dig up a hundred trees planted 10 yrs ago.

Agree26

Disagree0

2 March, 2023

SJRM says:

The Curtin edge street proposal is completely at odds with "Explore opportunities to restore natural environments along Yarralumla Creek"

Agree36

Disagree0

2 March, 2023

HM says:

Demolition of HOMES & PRIVACY for residents from Dawson St, Parker St & Martin St for walkways that lead to a destructive Edge Rd....NO WAY!!

Agree13

Disagree0

2 March, 2023

AliG says:

Make sure all dwellings have adequate off-street parking. People will still have cars even if they catch public transport to work.

Agree6

Disagree1

2 March, 2023

AliG says:

Build a shared path connection from the North Curtin edge to Carruthers St but ****NO**** edge street!!! No to the walkable grid lanes too!

Agree13

Disagree0

2 March, 2023

gellatly says:

No to the walkable street grid'access lanes between Theodore, Parker and Martin St they'll destroy shrubs, trees and privacy for residents

Agree12

Disagree0

2 March, 2023

JT says:

Where are plans to improve access from Cottor Rd to Deakin West business park / Yarra Glen? Stop rat racers through Curtin

Agree24

Disagree0

2 March, 2023

JT says:

I have strong concerns about the 'Curtin Edge'. Multi-story dwellings would significantly challenge existing Curtin amenities (roads etc)

Agree24

Disagree0

2 March, 2023

we_love_curtin says:

Curtin edge street is junk planning. Creek is edge. YES 2 blue/green network. Big NO 2 noisy rat run 'edge street'. Green space precious..

Agree26

Disagree0

2 March, 2023

GreenCurtinCommuter says:

No edge road-the existing path is used heavily for commuting to school and work safely. An edge road will result in more cars on the road.

Agree31

Disagree0

2 March, 2023

Fed up in Curtin says:

This strategy smells; a blatant revenue grab by a morally bankrupt government. What 'bush capital'?

Agree20

Disagree0

2 March, 2023

Col says:

These proposals are scribbled up by individuals with no clue or care for the Woden community. Profit > Commonsense.

Agree17

Disagree0

2 March, 2023

Helen says:

Edge Road??? Or that's a way to solve people driving cars to the tram stop. Edge road becomes paid parking area???

Agree12

Disagree0

1 March, 2023

Curtin Family says:

Huge old oak trees & eucalypts line Curtin Edge where 3-12 Storey buildings are proposed. Multi-storey developments have no place here.

Agree36

Disagree0

1 March, 2023

Bush Capital Lover says:

Oooops! High-rises SOUTH of Yamba/Adelaide/Melrose roundabout pls! (Sorry can't edit previous), NOT along Curtin Edge, NO Edge Road please!

Agree22

Disagree0

1 March, 2023

Bush Capital Lover says:

Why is South Curtin referred to as 'North Woden' in the plan? Do Planners think that this (unofficial) re-naming permits RZ5 development?!

Agree9

Disagree0

1 March, 2023

Bush Capital Lover says:

High-rises north of the roundabout please, in Woden central where they belong. Don't destroy our beautiful leafy family-friendly suburbs.

Agree9

Disagree0

1 March, 2023

Daniel says:

Building in a flood zone, reducing recreational areas, contributing to urban heat, destroying old established trees, no safe bike path. Why?

Agree27

Disagree0

1 March, 2023

Anna says:

This plan has not considered how heavily used this bike path and green area is. It's contradictory to policies to encourage less use of cars

Agree29

Disagree0

1 March, 2023

Rob says:

Don't like Edge St concept. Concerned about increased traffic, noise pollution, vehicle-caused pollution and ugly infrastructure.

Agree26

Disagree0

1 March, 2023

Mental health says:

I chat to many people who are exercising, walking their dogs and commuting next to Yarralumla Ck as I'm doing the same. It's community life.

Agree27

Disagree0

1 March, 2023

Curtin Local says:

Edge St & high density dwellings are ill defined & counterproductive to the intent of a re-naturalised creek corridor & character of Curtin.

Agree24

Disagree0

1 March, 2023

This is my castle. says:

WE CHERISH our much used and valued green space and bike path on the edge of Curtin.
12 storey buildings have NO PLACE here! It's the vibe.

Agree24

Disagree0

1 March, 2023

Antonella says:

Bulldozing houses from Theodore St to creek through Parker St to make it more walkable doesn't make sense. Upgrade footpaths at either end.

Agree11

Disagree0

1 March, 2023

Maria says:

Completely opposed to the destruction of popular green space alongside Yarralumla ck - who "designs" such rubbish- the work experience kid?

Agree20

Disagree0

1 March, 2023

Rob says:

The Curtin edge road is unnecessary and will destroy a beautiful peaceful area. The current streets are enough for access to new edge dev'ts

Agree25

Disagree0

1 March, 2023

Curtin resident says:

100% opposed to the development. The Curtin edge road would destroy the Yarralumla creek corridor - a much loved and extensively used space.

Agree31

Disagree0

1 March, 2023

JenX says:

I do NOT agree with the proposed new street along Curtin Edge. This area must be maintained as a green space for recreational use.

Agree28

Disagree0

1 March, 2023

ryan80billings says:

No edge street! The house fences already define the boundary. Build another bike path closer the fences if you need a black line to tell us.

Agree21

Disagree0

1 March, 2023

CurtinMum says:

Save the Yarralumla Creek corridor! As a family with a child with a disability- it's flat, accessible and wide enough for a wheelchair

Agree24

Disagree0

1 March, 2023

Gloster says:

Local centre at Theodore St is absurd and unnecessary. It will cause problems with traffic at the school and there are 3 areas for shopping.

Agree8

Disagree0

1 March, 2023

HotWheels Motor City says:

Build a road on the opposite side of the creek, on higher ground instead. Let people cycle to their destination without worrying about cars.

Agree24

Disagree0

1 March, 2023

says:

Allowing Curtin to be edged in with road sets the precedent and allows all other green spaces to be edged in too. Bad news for everyone!

Agree26

Disagree0

1 March, 2023

says:

Replacing a highly used and loved greenbelt will poorly impact the residents who use the area every day for commuting and leisure.

Agree32

Disagree0

28 February, 2023

Gondola Gondola says:

Gondola access via the Curtin storm water drains to the new diplomatic residence would be a better plan than this!

Agree62

Disagree0

28 February, 2023

Matthew says:

Ruin half of Curtin to provide access to diplomatic residence which can easily be located within the diplomatic footprint. Horrible plan!

Agree (pressed)40

Disagree0

28 February, 2023

Trev says:

Number 1 in the big 5 drivers (blue-green network) seems totally at odds with the Curtin edge proposal. Why remove mature trees for a road?

Agree (pressed)30

Disagree0

28 February, 2023

Trev says:

The map on page 120 is too small and blurry to enable any meaningful conclusions. Terms such as “positive built frontage” are meaningless.

Agree18

Disagree0

28 February, 2023

Curtin resident says:

Totally opposed to a Curtin edge street - walking path used daily by our family to travel to school and child care centre to avoid roads!

Agree (pressed)33

Disagree0

28 February, 2023

Mike_P says:

The proposal to add a Curtin edge street to clarify the urban edge is ridiculous. The urban edge is clear already. Road is unnecessary

Agree (pressed)37

Disagree0

28 February, 2023

Col says:

If anything, the existing shared path parallel to Yarralumla Creek is in dire need of resurfacing and upgrading, not replacing with a road.

Agree (pressed)19

Disagree0

28 February, 2023

Phill says:

Unclear where hard surface would go. Would this mean destroying the new rain garden area and adding further pollutants to stormwater drains?

Agree12

Disagree0

28 February, 2023

Mark says:

A edge road and Buildings to 12 storey would destroy the look of Curtin. Use purpose clauses have already changed to suit developers.

Agree (pressed)26

Disagree0

28 February, 2023

Greg says:

A road along Yarralumla Creek is a nonsense. A flood zone. Important widely used passive recreation zone. Significant stands of trees.

Agree (pressed)36

Disagree0

28 February, 2023

Margie says:

Squeezing in a "Curtin edge road" along the creek will turn a safe family green area into a racing track for traffic headed to Deakin/Woden.

Agree (pressed)36

Disagree0

28 February, 2023

Peter says:

I am strongly opposed to the environmentally-damaging plan to build a road and bridge over the green spaces along Yarralumla Creek in Curtin

Agree (pressed)31

Disagree0

28 February, 2023

[REDACTED] says:

83 Theodore St Curtin is a restaurant - not "functional local centre" nor a shopping centre. It was only an after-hours superette til 1993

Agree12

Disagree0

28 February, 2023

[REDACTED] says:

Good solar access for the central courtyard of the Curtin Group Centre is a major issue for Curtin community. The plan reduces protection.

Agree (pressed)8

Disagree0

28 February, 2023

Red Hill rambler says:

Shameful that a road is proposed through the Red Hill nature reserve. No "Protect and enhance habitat" going on here.

Agree12

Disagree0

28 February, 2023

Dont change Curtin says:

Adding high density housing will impact local residents with more rat racing through Curtin.
Bad enough with the Deakin/Yarra overpass works

Agree27

Disagree0

27 February, 2023

Anna says:

Curtin edge street is not an acceptable proposal - destroys recreation and active travel area.
Absolutely against it.

Agree (pressed)51

Disagree0

27 February, 2023

Worried for Curtin says:

Rezoning land near storm water/flood ways for is indicative of poor governmental planning
that we have witnessed in recent flood tragedies.

Agree38

Disagree0

27 February, 2023

Worried for Curtin says:

Removing mature trees and reducing green space to facilitate a hard edge road goes against
key points of the Blue green initiative.

Agree (pressed)53

Disagree0

27 February, 2023

Concerned for Curtin says:

As utilitarian as the storm water drain maybe, any changes that compromise its ability to
function at a lesser capacity endangers lives

Agree33

Disagree0

27 February, 2023

Concerned for Curtin says:

A hard edge to define Curtin which already has an established green edge seems not to fit with the ideals of open green recreation spaces

Agree (pressed)41

Disagree0

27 February, 2023

Matthew says:

A Curtin edge street and redevelopment contradicts the whole Territory Plan. It will ruin community wellbeing, social, environment, culture.

Agree41

Disagree0

27 February, 2023

Sabrina says:

More active travel options that link districts. Implement safe active travel routes up Yamba dr to Canberra Hospital linking districts.

Agree8

Disagree0

27 February, 2023

[REDACTED] says:

The possible changes to Yarralumla Creek in Curtin e.g. road and 3 story buildings are at odds with a enhancing a blue green corridor

Agree (pressed)49

Disagree0

26 February, 2023

Nicole says:

A Curtin edge st would damage the precious green space and mature trees, which take decades to grow. Don't reduce successful green space.

Agree (pressed)56

Disagree0

26 February, 2023

Very very concerned says:

If we wanted high density living and no trees we would have stayed in Molonglo instead of moving to Curtin

Agree35

Disagree0

26 February, 2023

Very concerned says:

High density decreases accountability and increases crime. Say hello to the new Curtin ghetto.

Agree25

Disagree2

26 February, 2023

Concerned says:

Any development that removes large quantities of trees must not proceed. I've watched these trees grow for decades. They are beautiful.

Agree39

Disagree1

26 February, 2023

I have a dream says:

Gentle densification through adding second smaller residence to houses will achieve better outcomes than current bulldoze then build two.

Agree8

Disagree0

26 February, 2023

I have a dream says:

What percentage of Woden will be usable green space after all this? We need more green space, not less.

Agree (pressed)32

Disagree0

26 February, 2023

Disabled Cyclist says:

The proposed Curtin edge street will remove my only way to get to my full time job. I have a disability which prevents me from driving.

Agree36

Disagree0

26 February, 2023

Concerned says:

The 'edge street' at Yarralumla Creek shows no care or concern for the people and environment. It must not proceed.

Agree45

Disagree0

26 February, 2023

Col says:

The Curtin shared path that connects to the C5 cycle way is an essential artery for commuting to the city. Some people depend on it daily.

Agree (pressed)40

Disagree0

26 February, 2023

Harry says:

Reduce high density residential along major roads, due to adverse health impacts on residents caused by air pollution. See ABC News Feb 25.

Agree (pressed)21

Disagree0

26 February, 2023

Concerned resident says:

The introduction of a Curtin edge street and increase in housing density completely changes the community and the reason for living here.

Agree (pressed)52

Disagree0

26 February, 2023

Two Birds, One Road says:

Curtin edge street will ruin a lot of peaceful outlooks - good way to get people to sell their blocks to developers.

Agree31

Disagree0

25 February, 2023

Weary of waiting says:

When will we see the unsealed walking/jogging trail in Eddison Park promised in the 2015(!) Woden Plan?

Agree4

Disagree0

25 February, 2023

Tony says:

Please respect and preserve the Woden Flood Memorial. Please preserve the rain gardens installed only a few years ago. Better bike path!

Agree22

Disagree0

25 February, 2023

Pauly says:

Curtin Edge St - Does consultation = "We have already decided to do this"? You already had surveyors working here this week.

Agree (pressed)23

Disagree0

25 February, 2023

again says:

Curtin edge street meant to improve safety? hard to see how adding cars to mix improves safety of a space used frequently by kids on bikes

Agree (pressed)43

Disagree0

25 February, 2023

again says:

All Curtin residents dislike McCulloch/carruthers being used as rat run to woden/deakin - Curtin edge street will do little but the same

Agree (pressed)29

Disagree0

25 February, 2023

again says:

Curtin edge street will completely undermine the blue-green network goal for Yarralumla creek

Agree (pressed)45

Disagree0

24 February, 2023

says:

Further detail and consultation is needed regarding the north Curtin edge street and its impacts on surrounding areas.

Agree (pressed)26

Disagree0

24 February, 2023

Georgina says:

Please stop squashing 3-5 multi-unit social housing developments on existing single dwelling social housing (RZ1) plots.

Agree15

Disagree0

23 February, 2023

Simon says:

It will have to be explained how replacing a well-used, mature tree lined community green space in Curtin with an edge street is a good idea

Agree (pressed)61

Disagree0

23 February, 2023

says:

Why no clarity around the purpose & expectations of the proposed Curtin edge street, though it will vastly change the character of the area?

Agree (pressed)33

Disagree0

23 February, 2023

says:

Why no clarity around the purpose & expectations of the proposed Curtin edge street, though it will vastly change the character of the area?

Agree (pressed)22

Disagree0

23 February, 2023

Pauly says:

Curtin Edge street?? This will reduce the value of the properties which suddenly lose their park frontage. Who is going to compensate us?

Agree (pressed)26

Disagree0

23 February, 2023

Jo says:

Concerned by ACT's 2060 projections - huge growth in north at expense of south. Woden should remain Canberra's centre with key services.

Agree2

Disagree0

23 February, 2023

[REDACTED] says:

With respect, the plans are so incomplete and the maps so vague it is impossible to respond sensibly to the plans as they currently exist.

Agree27

Disagree0

23 February, 2023

[REDACTED] says:

Road where it floods? Interesting concept ACT GOV
<https://app2.actmapi.act.gov.au/actmapi/index.html?viewer=flood>

Agree (pressed)33

Disagree0

23 February, 2023

Abigail says:

The so called "Curtin edge street" is just a front for a Cotter Road bypass or on ramp for dodgy new development. Find other options ACT Gov

Agree (pressed)30

Disagree0

23 February, 2023

Vanessa says:

Urgent meaningful government consultation needs to occur with Curtin residents on the proposed unacceptable changes to Yarralumla Creek.

Agree (pressed)37

Disagree0

23 February, 2023

Curtin for the birds says:

Yarralumla Ck currently runs through curtin providing a home for gang gangs, black cockies and roos, but building an "edge st" will ruin it

Agree (pressed)40

Disagree0

23 February, 2023

Andrew says:

Why "clarify the urban edge with edge streets" in Curtin? It's already defined by houses and green space. Keep open space. No edge streets.

Agree (pressed)48

Disagree0

22 February, 2023

Sarah says:

Yarralumla Creek and bordering flood plain, cycle path and walking areas need protecting not replaced with an unnecessary "edge street"

Agree (pressed)44

Disagree1

22 February, 2023

Living in Curtin says:

Is the Woden District Strategy deliberately obscure? The use of jargon and technical terms seems intended to confuse potential readers.

Agree21

Disagree0

22 February, 2023

John says:

Stop the planning and environmental disaster currently unfolding in the Woden Town Centre. More green space? Very unlikely.

Agree11

Disagree0

22 February, 2023

KMc says:

More sporting and recreational facilities please! Croquet is an inclusive sport and flat green spaces at Lyons or Chifley would be ideal!

Agree2

Disagree0

21 February, 2023

[REDACTED] says:

The proposed 'edge street' along Yarralumla Creek damages the "blue-green network" and would impact conservation & walking/cycling quality.

Agree46

Disagree0

18 February, 2023

jon2607 says:

Light rail stage 2B should continue to Mawson to allow for park and ride users. Stopping it at Woden will dramatically reduce its utility.

Agree4

Disagree0

18 February, 2023

jon2607 says:

New centre with in/outdoor & hydrotherapy pools next to Athletics Field. Good for buses, easy walk from hospital, college, CIT, Town Centre

Agree4

Disagree0

18 February, 2023

jon2607 says:

Slip roads are needed between Yarra Glen and Cotter Road. Without them, Kent Street will gridlock.

Agree4

Disagree0

18 February, 2023

Anthony says:

Proposing the removal of beautiful green space and existing flood areas along Athlon Drive to make high density housing is ludicrous.

Agree10

Disagree0

4 February, 2023

malcolm says:

What we need in the ACT is less single family homes. So here, I am voicing my support for the upzoning of Western Farrer, before the NIMBYs

Agree2

Disagree7

28 January, 2023

Jyneej says:

Have Your Say is a big rip off! Consultation? It never happened! It's not happening!

Agree8

Disagree0

14 January, 2023

EJ says:

The pool needs to be retained

Agree11

Disagree0

14 January, 2023

EJ says:

Woden needs recreational, social and sporting facilities. There are currently no arts, pool or sporting! The plan does not have any!!

Agree19

Disagree0

14 January, 2023

JB says:

Woden needs investment in social infrastructure. Sports facilities including a and arts access. The people of woden have lost all of these.

Agree10

Disagree0

12 January, 2023

sam says:

Please retain a 50 metre pool in Woden for swimming lessons, a hydrotherapy pool to replace the one the government closed at TCH

Agree16

Disagree0

20 December, 2022

AH says:

Highly visible and well-maintained cycleways are crucial. I support well-considered gentle densification at the Federal Golf Course.

Agree3

Disagree0

19 December, 2022

cwj says:

Must take the opportunity to make Yarralumla Ck a better space as a linear park, do planting while keeping function as a storm drain

Agree17

Disagree0

19 December, 2022

CWJ says:

This is weird misreading of reality in Curtin. The single restaurant block on Theodore St is shown as a local centre. Its not a shop anymore

Agree8

Disagree0

12 December, 2022

Susan says:

1. Congestion at the CBR Hospital. Make Yamba, Hindmarsh & Melrose a roundabout with no traffic lights. 2. Light rail to CBR Hospital

Agree1

Disagree1

5 December, 2022

TM says:

The Federal Golf Club housing development failed to achieve majority community support as required. It should not go ahead.

Agree2

Disagree2

4 December, 2022

Sort it out Barr says:

Knock down the ice rink and redo the pool. Have nice a nice grass area to lie on and eat hot chips while hanging at the pool.

Agree6

Disagree0

4 December, 2022

Ben says:

Please put in an average speed camera on Yarraglen/Adelaide Ave. It is used as a racing track all weekend.

Agree4

Disagree0

4 December, 2022

Ben says:

Redo the footpaths in Lyons, especially around Burnie Street

Agree2

Disagree0

4 December, 2022

Ben says:

New big playground in Lyons at the old sporting oval on Launceston Street. Nice picnic areas and some more trees would be great too.

Agree7

Disagree0

4 December, 2022

Bill says:

Do up Lyons shops - they have the potential to thrive, but look like a dodgy place.

Agree8

Disagree0

4 December, 2022

EAM says:

Stop people from using residential streets as rat runs from Weston creek/Molonglo valley.

Agree7

Disagree0

1 December, 2022

Lyons says:

Why does Lyons have transect 'Urban Centre' marked in various 'islands' in the suburb for higher density? Existing public housing?

Agree0

Disagree1

1 December, 2022

GraceUnderFire says:

Proposed development across whole Garran/Hughes end of Federal golf course! Clear retirement village is thin edge of the wedge & more coming

Agree2

Disagree2

30 November, 2022

VJ says:

Changing the regulations for RZ1 blocks to align with the RZ1 "Mr Fluffy" change would let the larger blocks be better utilised

Agree4

Disagree1

30 November, 2022

VJ says:

Convert the old Lyons oval into something useful rather than mowing weeds on worn out cricket infrastructure.

Agree7

Disagree0

27 November, 2022

Andrew says:

Can we get some new planners these ones don't seem to be very good. If you want to densify turn ainsle and Yarralumla into apartments.

Agree5

Disagree0

27 November, 2022

Fickel says:

Have lived in Curtin for 40 years this plan is terrible and the consultation document even worse. The missing middle is rubbish this is \$\$\$.

Agree11

Disagree2

24 November, 2022

CurtinBoomer says:

Terrible document. How can I comment when you don't explain the changes? It looks like lots of compulsory acquisition of land in Curtin

Agree17

Disagree1

24 November, 2022

SteveCBR says:

The forgotten Farrer reserve/oval left untended for 20 years - perfect wetland and park, and would recoup all investment through re-zoning.

Agree2

Disagree0

23 November, 2022

Virginia says:

Allocate wasted green space to more community gardens.

Agree6

Disagree0

23 November, 2022

AF says:

The Poynton playground in Hughes needs upgrading - it has such wonderful potential but is dismal right now.

Agree7

Disagree0

23 November, 2022

AF says:

Please do something with the old Hughes petrol station

Agree11

Disagree0

23 November, 2022

Ex-town planner says:

Pedestrian connectivity across major transport routes e.g over/underpasses (Curtin/Hughes across Yarra Glen, Chifley/Woden across Hindmarsh)

Agree27

Disagree0

23 November, 2022

Ex-town planner says:

Please tell us what changes are proposed for areas of change (is it just more/higher-density housing?) as this isn't clear?

Agree14

Disagree1

23 November, 2022

Ex-town planner says:

We need a multi-generational multi-use district playground (like Moncrieff or what Ruth Park was supposed to be originally).

Agree7

Disagree0

23 November, 2022

Ex-town planner says:

Swimming pool is needed!!

Agree28

Disagree0

23 November, 2022

Ex-town planner says:

Isaacs and Garran should be local centres. Chifley should be a local centre rather than Lyons.

Agree4

Disagree3

21 November, 2022

Eleanor says:

Please naturalise the storm water drain! Amazing for the environment, adds to prop. value, effective and cheaper storm flood management.

Agree29

Disagree0

19 November, 2022

AM says:

Please naturalise the yarralumla storm drain, especially near north Curtin oval.

Agree19

Disagree0

15 November, 2022

Resident says:

More green spaces & trees with outdoor dining, arts precinct with performance & gallery spaces, dog park, indoor basketball courts

Agree9

Disagree0

13 November, 2022

Sb says:

Very supportive of proposed and possible urban infill development, especially for medium density housing such as town houses and duplexes.

Agree5

Disagree8

11 November, 2022

Peter says:

The short amount of time allocated for analysis and discussion by the community of this Strategy shows a contempt for the community.

Agree15

Disagree1

9 November, 2022

Kerry says:

Potential rezoning of the large 1800+ sqm blocks on Mawson Drive to allow infill development. Most are owned by older couples - housing.

Agree1

Disagree0

5 November, 2022

Donna says:

In Oct '21 a south flight path over Woden was introduced with no consultation. Flights start 5:30am & end 11:30pm. Move flights east please!

Agree2

Disagree3

2 November, 2022

says:

Where is the year-round swimming pool?

Agree28

Disagree0

2 November, 2022

says:

Please put in some local sports infrastructure in Lyons. There are no areas for teenagers and pre-teens to get outdoors and meet.

Agree9

Disagree1

2 November, 2022

Pat says:

Is the "proposed" area of the Fed. Golf Club the aged care proposal? That is still such a bad idea.

Agree6

Disagree0

1 November, 2022

Laxmi says:

build houses so people can retire in place ie same suburb, houses are disable friendly close to doctors, shops etc

Agree3

Disagree0

1 November, 2022

Laxmi says:

overhead walkway between O'Malley and Garran to access Garran shops, schools, hospital
red lights when exiting O'Malley to Hindmarsh dr

Agree6

Disagree0

HAVE YOUR SAY:

ACT Planning System Review and Reform Project

Response: [REDACTED] Narrabundah

1. General Remarks

The world's scientists agree that the greatest threat to city populations is the Urban Heat Island (UHI) effect. Large areas of concrete without sufficient green space to mitigate heat are already a major problem in most cities.

The CSIRO report *Our Future World: Global megatrends impacting the way we live over coming decades* of July 2022 points out that the Australian, American and British Medical Association as well as the World Health Organization have all declared climate change as a health emergency. The report warns:

"Heat-related deaths are predicted to grow by 60.5% or more across major Australian capital cities from 2020–50, but this is likely to be a conservative estimate. Recent research suggests that official records of deaths attributed to excessive heat in Australia are underestimated by at least 50 fold."

A recent study of the University of Sussex, UK, concludes that the UHI effect could double climate change costs for the world's cities. Already towards the end of 2020, Sydney's Penrith achieved the dubious distinction of being the hottest place on earth with temperatures close to 50°C. Such temperatures can be fatal for those who cannot afford air conditioning or must labour outside. For the newer suburbs of Western Sydney there is the prediction that in 20 to 30 years' time they might have to be abandoned as they will have become too hot to be habitable.

Canberra's older parts, like the Inner South, have been blessed with large open spaces between suburbs, wide tree-lined avenues, parks, playgrounds and playing fields and the one house per plot ruling in residential zones has so far mitigated the disastrous UHI effects observed in large cities like Sydney. But there is already a marked difference in temperature between Canberra's older and newer suburbs where larger houses occupy smaller blocks, leaving less room for vegetation. For instance, in the suburb of Wright, a study at the University of Canberra has documented that this has already caused land surface temperature up to 11°C above the city mean. When the cool La Nina weather pattern changes back to that of El Nino with summer temperatures pushing 40°C, this is likely to result in temperatures of some 50 degrees in the densely populated new suburbs. The ACT government's 70% urban infill policy, mostly in the form of so-called urban renewal with high-density high-rise clusters around stops of the light rail extension to Woden will mean that Canberra's older suburbs in South Canberra will similarly be affected.

2. Change to an Outcome-Related Planning System

Under these conditions of increasing temperatures threatening human lives, any outcome-related planning system must, logically, have the mitigation of the UHI effect as their top priority. However, the proposed system defines the outcome loosely in terms such as well-being. The meaning of such terms varies widely from person to person, ranging from the comfort of sitting in front of an air conditioner watching TV to the active movement of gardening and a great variety of sports. There is also the question of our responsibility to future generations. Should we be permitted to leave them cities where during the summer months life is only possible in air-conditioned spaces?

Any planning system has the heavy responsibility of reigning in the natural drive of developers for maximum profit. Fines for breaking the rules, such as cutting down protected trees are easily outweighed by the profit from building additional accommodation once the trees are removed. How far builders are prepared to disregard the rules and get away with it, is illustrated by a recent case in the suburb of Torrens where the ACT government has offered to approve in retrospect a non-compliant residential dual occupancy development on a Mr Fluffy block if the developer makes minor changes, such as installing opaque glass where large windows overlook the neighbour's garden. ([ACT building regulations must be enforced | The Canberra Times | Canberra, ACT.](#)) If a much more rigorous system of effective punishment – such as withdrawal of a builder's license after repeated offences – is not introduced, Canberra will certainly lose its claim to being one of the most liveable cities.

3. The Problem in Narrabundah

The division of Narrabundah was officially notified in the Commonwealth Gazette in 1928, but it was only in the immediate post-war period that the pre-fab workers' cottages appeared. Land was relatively cheap but housing material expensive, resulting in small weather-board cottages surrounded by good-sized gardens. Over the years, the houses have been enlarged and re-enforced, but the time has come where the land, only some 4 km from the parliamentary triangle as the crow flies, has become far more valuable than the buildings on it. For developers this has provided the opportunity to buy up blocks and, for instance, squeeze 3 solid townhouses on one block, or a group of 10 on 4 connected blocks. In the former case, some 90% of the land is covered by the continuous row of three townhouses and a massive drive way from the street to the end of the block. In the latter case, underground car parking and storage space resulted in what appears to be some 80% of the block being covered by the concrete roof of these underground structures. The townhouses have reasonably sized backyards, but these consist in the main of a thin cover of tree mulch over the sheet of concrete covering the underground structure. In both cases large heat sinks have been created, not only affecting the inhabitants of the new buildings, but the whole neighbourhood.

Under the proposed system, it will be easy to argue that these projects serve the well-being of the occupants for whom comfortable townhouses in a leafy suburb have been provided. However, more development of this kind will not only destroy the traditional character of the suburb, much valued by those who live there, but will also make any outdoor activity during the increasing heat of the summer months impossible.

4. Who Decides on what is a Desirable Outcome?

Canberrans have been active in challenging developments that destroys their garden city. Many a developer's plan based on obtaining an exemption from the rules of the zoning system has been frustrated by popular protest. This is frustrating for the Greens/Labour government which, lacking the industrial base of other cities, sources its income mainly from rates, and hence relies on developers to create high-density, high-rise housing in desirable locations of the inner suburbs providing a steadily increasing income.

The government's desired development is difficult with the present zoning of the ACT laid down to preserve at least to some degree the garden city of the world-famous design of Walter Burley Griffin. Developers' attempts to change zoning after purchasing blocks have frequently been fiercely resisted by the neighbourhood, and the intended planning reforms are quite obviously designed to greatly weaken the neighbourhood's ability to stop such developments by their protest. The non-elected bureaucrat heading the planning department will have the authority to approve controversial development applications by simply declaring that the outcome is desirable. This is unacceptable in a democratic society. Such decisions

not only effect those who invested heavily to buy or construct their ideal living space but will also drastically change the character of what Australians proudly call their Bush Capital.

I therefore join all those who demand an independent planning agency without a political agenda. Members must include city planners with an extensive track record, scientists with expertise in climate change, and representatives from all elected political factions, both of the ACT and the Federal government.

March 3rd, 2023

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

SUBMISSION ON DRAFT TERRITORY PLAN AND INNER SOUTH STRATEGY

I came to Australia from Wales in 1967 aged 24 intending to travel around the world. I came to Canberra to work for the Australian National University and chose to stay in such a lovely, liveable city, in Inner South for the last 25 years. I am concerned that the Draft Territory Plan and the Inner South District Strategy do not provide sufficient protection to maintain the essence of the city.

The draft plan and strategies are dense documents and it is difficult to comprehend all they entail. However there are some specific areas on which I wish to comment, primarily in the Inner South District Strategy.

Territory Plan

The outcomes, as described in the draft Territory Plan, sound commendable but are very vague and can mean many different things to different people. The interpretation of acceptable outcomes is left too much in the hands and minds of planners increasing the likelihood of conflict between proponents and opponents of specific development proposals. The outcomes need to be defined more precisely than they are in the draft Territory plan, with those definitions being based on evidence.

There also needs to be a shift towards strengthened oversight of planners to avoid the impression that planners are excessively favouring either developers, residents, or other interest groups in their interpretation of these outcomes. I would seek more simplified and publicly accessible mechanisms for appeals against planners' interpretations of "outcomes". These should incorporate tighter, evidence based outcomes or incorporate a mechanism for developing such outcomes using input from residents via their Community Associations.

RZ1 zones are specifically designed for single dwelling occupancy and should not be sacrificed in pursuit of the ACT government's zeal for higher densities across the city. RZ2-RZ5 zonings are the appropriate places for such multi-unit developments. People have bought into RZ1 zones specifically because they are low density, single dwelling areas and will be very perturbed if they find that multi-unit developments are now to be permitted beside their houses.

Inner South District Strategy

I am a resident of Forrest and so am providing comments on the Inner South District Strategy, with emphasis on Forrest and the implications of the Strategy for this suburb. Forrest is characterized by large blocks with single family dwellings (RZ1 zoning), extensive tree canopy cover throughout the suburb, and many areas of older dwellings including designated heritage areas. These characteristics contribute to the diversity of Canberra and provide important links to the city's social and physical history.

Heritage and characteristics of the area

Figure 10, page 33 covers housing growth to 2063 for all districts. The table shows 83% of Inner South future housing as high density, 17% medium density and zero single dwelling. The next closest is Inner North and City at 61% high density: an area which would appear more appropriate for high density. All other districts are below 50%. It would appear that Inner South is being disproportionately densified with a punitive level of high density new dwellings.

Table 9 Feedback from the community on page 91 includes several references to trees, shade, open spaces, development in keeping with existing character. These don't seem to be adequately reflected in the strategy and the proposal for 83% high rise will inevitably effect the existing character. The recent ISCCC survey is stronger on the desired characteristics and similarly not reflected.

The map on page 100 figure 32 whilst titled Blue Green network does include heritage in the legend and shows most of Forrest as "heritage". However the protection of Forrest's heritage built environment (heritage precincts, individual buildings, streetscapes, street furniture, etc) does not receive the explicit inclusion and priority in the Inner South District Strategy (ISDS) that it deserves. Maintenance of the built environment heritage is not clearly included in the 5 Big Drivers for the District Strategies

Additionally the Strategy does not sufficiently represent the relationship with the NCA, and its jurisdiction over many elements of Forrest within close proximity to Parliament House and the major avenues (Canberra,

Hobart and Melbourne) and State Circle that co-exist with ACT controlled areas.

CHANGE AREA

Page 94 Figure 31 shows four numbered white dots indicated as “Change Areas”. Numbers 2,3 and 4 are in, or adjacent to, hubs etc and therefore have quite a degree of detail of intention including colour coded legend for height and uses. They have a variety of existing commercial, business and health users and are sustainable neighbourhoods.

The Change Area shown as Number 1 and titled “National Circuit” is covered on Page 118 and refers to Section 19. between National and Dominion Circuits. It is confusing that while Page 118 refers to Section 19, Figure 38 map shows both Section 19 and Section 12 all outlined by the same blue bold lines. The narrative refers to the bowling club which is on Section 12. It is unclear whether the reference to apartment buildings includes the townhouses on Section 12. As an owner resident of one of twenty townhouses on Section 12 I am unclear how I will be impacted. However even it is clarified to say Section 12 is not part of the “white dot”, being on the same suburban block we will inevitably be caught up in precedents and domino effects as development creeps up the block. Similarly the bowling club (Section 12), and the tennis club and church on Section 19 may well be encouraged by developers to sell and relocate.

Even though this Change Area is stated to be subject to more detailed analysis before a decision is made on its possible development, there are some important points to be made at this stage.

Key Principles”

The “key principles” shown on Page 118 Figure 38 are hardly principles that provide clear visibility of what could happen:

Publicly accessible pedestrian path between Dominion and National – there is already a path that leads directly from Dominion Circuit to the pupil entrance Forrest Primary School and its associated manned school crossing. Does this remain? What is the relevance/importance of this other path that warrants its inclusion as a

principle? It leads from residential housing on Dominion Circuit to the edge of the Forrest Primary School playground which is fenced.

Access to blocks by existing driveways, but only Block 9 impact on housing opposite mentioned. No reference to any analysis of parking and traffic implications behind this “principle”.

Provide suitable landscaping to DC frontage to reflect residential character opposite – this seems a good principle but misses the wider principle of compatibility with the surrounding suburban area of construction, usage and wider landscaping eg what about National Circuit?

Consider noise and overlooking impacts on tennis courts and church – unclear quite what is meant by uses extending after hours and must not be compromised by any future development. This implies tennis courts and church remain? “Must” is an interesting choice of words. It is silent on the bowling club. What about not compromising the actual residents of the 20 townhouses? What about noise and overlooking impacts elsewhere ie residents of housing across the road on Dominion Circuit?

The Key Principles for the development of this Change Area (p118) should include:

- Restriction of building heights to 3-4 storeys on the Dominion Circuit side of Sect 19 Forrest with reduced building bulk and adequate set-backs to provide a transition to low density dwellings opposite.
- A set of principles should cover height, density, land use, compatibility with neighbourhood, heritage, landscaping, traffic and parking, noise, light etc to provide any confidence on future development.

The other numbered white circles shown on Page 94 Figure 31 are in, or adjacent to, hubs etc and therefore have quite a degree of detail of intention

including colour coded legend for height and uses. They have a variety of existing commercial, business and health users and are sustainable neighbourhoods.

Proposed Use, Zoning

This “proposed, possible and potential key site and change area” is “conceptual” and “put forward as early ideas for discussion”. I cannot find any indication of what is thought about for use - residential, non-residential, education, health and recreational. I also cannot find any indication of height and density. The key principles above are meant to guide this but don’t provide any confidence in what might emerge.

There is a passing reference to “RZ1 or CZ6 ...have the potential to be rezoned to CZ5 Mixed Use...”. There is no detail on how rezoning would occur and whether this reference in the District Strategy provides any future “authority”. Rezoning from RZ1 to CZ5 is a large change and local residents and neighbours would expect this to involve considerable consultation.

Compatibility with, and Impact On, Surrounding Area

Other than a passing reference “suitable landscaping ... to reflect residential character opposite on Dominion Circuit” there is no principle providing for sympathetic design of any structures in an area that is suburban, in a high quality suburb and adjacent to heritage areas. An immediate action should be for replacement of dead nature strip trees which impact the landscape.

There is no principle guiding density and associated parking and traffic implications. Construction on Section 9 will in effect lose some 200 parking spaces that have temporarily been provided on the Italo Australian Club site. The pressure on traffic and parking in this area has been hidden during Covid with home based work but is now steadily returning to pre-2020 levels. Interestingly during the appeal on an earlier DA for Section 9, it was shown that National Circuit/Canberra Avenue traffic light intersection was over capacity. The proposed continuation of existing driveways on Dominion Circuit will put pressure on the Dominion Circuit/Canberra Ave intersection which does not have traffic lights or divert this traffic to National Circuit, further exacerbating that intersection.

There is no reference to the impact on the Forrest Primary School which occupies the other side of National Circuit, another NCA neighbour.

Impact on Existing Residential Owners and Value

The mere appearance of the white dot (number one) on the maps in the plan virtually make it a fait accompli that the area is destined for change. It provides inadequate assurances and protections and the associated uncertainty and ambiguity immediately effects the value of properties. For those commercial sites it probably improves value and opportunities. Similarly for sporting/social sites it may encourage developers to assist in relocation to areas with better access and parking.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Comments on Belconnen Draft District Strategy

District Strategies will only work if they are complemented by appropriate legislative, regulatory and implementation arrangements, including adequate funding and support for skilled planners and project managers. There is also a need to ensure suitable infrastructure is available or provided.

Many recent new developments in Canberra appear to have been developer-driven, with inadequate regulatory oversight and poor outcomes, leading to a lack of trust in Government planners and planning processes. The Government needs to put in a big effort to restore this trust before significant new initiatives are pursued.

While not specifically identified in the *Belconnen Draft District Summary*, it is interesting to note that the following information is included in the full version of the Draft Strategy:

Areas with the greatest overall suitability for growth are generally concentrated in the southern part of the district including centres such as Jamison, Macquarie, Weetangera and Hawker (Draft District Strategy, page 88).

Why was this significant information not included in the *Summary*?

Given the likely growth in southern Belconnen (which to some extent is already occurring), why have there been significant cutbacks to bus services through Macquarie, Cook and Aranda in recent years?

Aranda Primary School is already accommodating more students than intended, and students living in Bruce are being sent to Kaleen Primary School, which for many is not within reasonable walking distance, or easily accessible by public transport. Consideration needs to be given to reopening Cook Primary School and/or opening a new school in Bruce.

The need to upgrade and maintain playgrounds and recreation spaces has also been identified in the *Belconnen Draft District Strategy (page 91)*, but some of the current play areas within easy walking distance of homes in established areas of Belconnen are currently being neglected. Many footpaths are also poorly maintained.

Higher density development in established suburbs – such as more town houses in areas currently only allowing single detached houses – will only be accepted if the retention of trees, shrubs and other vegetation can be guaranteed, and adverse impacts for neighbours can be avoided.

To summarise, initiatives outlined in the Belconnen Draft Strategy will only be successful if trust in planning processes is restored, and there is co-ordination of development with infrastructure provision and protection of the environment. Appropriate community amenities also need to be provided and maintained.



SUBMISSION

FEEDBACK ON THE DRAFT NEW TERRITORY PLAN AND DRAFT EAST CANBERRA DISTRICT STRATEGIES

STRENGTHEN THE BLUE-GREEN NETWORK IN NON URBAN ZONES (NUZ)

Across the draft planning documents the big drivers and possible initiatives include the Blue-Green Network in particular to “Protect, conserve, and enhance priority grassland, woodland and aquatic habitats and environmental values”. Non Urban Zones are fundamental to achieving this goal and this should be recognised and strengthened in the draft planning documents.

Rural Leases

The draft East Canberra district strategy (p95) makes the following comment:

While the threatened species and ecosystems areas are currently protected by legislation, planning and new development in East Canberra must consider how to best protect and enhance these natural and cultural values, and to restore broader habitats, habitat connectivity and ecosystem functions. ***There may also be opportunities for rural areas to also contribute to the blue-green network.***

It should be fundamental to the Territory Plan that “There **are** opportunities for rural areas to also contribute to the blue-green network”.

All rural lessees in the ACT enter into Land Management Agreements. These are legally binding and enforceable agreements required under the Planning and Development Act 2007. The overall purpose of a Land Management Agreement is to ‘establish appropriate sustainable agricultural management practices and good farm biosecurity for the subject land while maintaining ecological and cultural values present on the land, and protecting the environment from harm’. (ACT Auditor-General’s Report Land Management Agreements Report No. 1 / 2021)

As at March 2020 there are an estimated 180 Land Management Agreements in existence for a total area of 27,000 hectares. (ACT Auditor-General’s Report Land Management Agreements Report No. 1 / 2021 p9). The ACT Auditor -General however concluded “The value of Land Management Agreements is questionable.”

The new Territory Plan and its District Strategies however provides an ideal opportunity to modernise, acknowledge, support and strengthen the role that rural land holders in the ACT currently make to the conservation, environmental values and climate abatement in so many ways in their role as responsible land managers in non urban zones.

Recommendation

Guarantee and specify under the new Territory Plan that “There **are** opportunities for rural areas to also contribute to the blue-green network”.

Non Urban Zones (NUZ)

Given the nature of these draft documents as urban planning documents, and as outlined across all the draft District Strategies, “Only the Suburban, General Urban, Urban Centre and Urban Core character types (T3 to T6) are used to describe the anticipated urban environment in each district.” with a focus on “The six urban character types of the ‘rural to urban transect’”. Therefore the two key character types: “Natural, defined by a wilderness condition including lands unsuitable for settlement (T1) and Rural, defined by sparse settlement, cultivation and agricultural lands with supportive buildings (T2)” that relate to NUZ development were not included. (draft District Strategy: East Canberra 2022 p59)

In addition, the proposed Territory plan does not include any major changes to current zoning and still sets parameters that development must meet, such as land use, building height and setback (At a Glance – Proposed Territory Plan p1).

Other than enhanced provisions related to bushfire and flood risk mitigation (focused on urban development) and new categories of permitted uses (bulk landscape supplies, complementary, data centre, drone facility, ecotourism, farm tourism, group or organised camp, major electrical storage, produce market, restaurant, utility hydrogen production facility, veterinary clinic) the planning focus is business as usual for non urban zones (Part E7: Non-Urban Zones Policy). This now brings the number of permitted development types on NUZ land to over 60 types of development.

For example, Block 1 Section 3 Symonston is currently under active consideration for a proposed development of a crematorium on a 9.73 ha broadacre property.

This site is adjacent to the Callum Brae Nature Reserve and the developers acknowledge that many of the trees on this development site are over 100 years old, and a few of them are likely to be over 200 years old and most of these trees contain numerous hollows which would provide nesting/roosting habitat to a variety of native birds, insectivorous bats, and arboreal mammals.

This Development Application (DA) will involve the clearance of 61% of the existing habitat that includes Box-Gum Woodland threatened ecological community (TEC) listed as critically endangered pursuant to the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and endangered pursuant to the ACT Nature Conservation Act 2014 (NC Act).

If approved, this development (permitted under the current NUZ development rules) will have a significant and irreplaceable environmental and conservation impact.

Overall, what this means is that over 27,000 hectares of rural leasehold across our bush capital has not been incorporated into the new Territory plan and the parameters that enable (the same old) development proponents and their consultants to develop in non urban zones, especially NUZ1 & 2, remain the same. The new Territory Plan has missed a key opportunity to strengthen and protect “the ecological and cultural values present on the land”.

Recommendation

Incorporate an **additional NUZ category** to the draft Territory Plan that truly strengthens and protects “the ecological and values present on the land” by defining and providing protection from development to existing and future conservation and environmental efforts within existing rural leases.

Symonston Precinct Map and Code – Mugga Lane Rural Area

As development applications (DA) submitted in our immediate area over the last 4 decades on broadacre land demonstrate, these are most often inconsistent, incompatible or impact significantly on environment and conservation and cultural values in our immediate rural area.

In addition, historically for further heritage and environmental protection, there is a *Symonston Precinct Map* and *Symonston Precinct Code* where there is an additional overlay *RC2 Mugga Lane Rural Area* relating to subdivision “Subdivision of existing leases is **generally not permitted**.”

Under the changes to the Territory Plan this will remain the same however as we have seen there is nothing to stop DAs such as the one outlined below proposing to subdivide a rural lease in this specific area where a specific clause states “subdivision of existing leases is generally not permitted”. The draft Territory plan outlines a range of (necessary and minimum) requirements that apply to a subdivision in an urban area yet under the status quo of the draft Territory Plan none of these conditions apply to the subdivision of rural leases.

If approved, this DA will set a precedent for subdivision of rural leases in the ACT.

For example, Block 5 Section 103 Symonston is currently under active consideration with a DA for a subdivision for this 35.8 hectare rural block where the DA has not had to provide development approval for dwellings and structures, has not had to meet any block size criteria, is not required to provide for utilities or services and has not had to submit any infrastructure requirements.

This block contains:

- 2.08 ha of remnant woodland consistent with the criteria for the Box-Gum Woodland threatened ecological community (TEC) listed as critically endangered pursuant to the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and endangered pursuant to the ACT Nature Conservation Act 2014 (NC Act).
- 21.48 ha of native vegetation as defined pursuant to the NC Act.
- 268 mature remnant eucalypt trees (199 Blakely’s Red Gum and 69 Yellow Box). As demonstrated by Banks (1997), most of these trees are over 100 years old, some are over 200 years old, and several are likely to be over 300 years old. Most of the remnant trees contain numerous hollows which would provide nesting/roosting habitat to a variety of native birds, insectivorous bats, and arboreal mammals. The study area’s remnant trees are also considered likely to be of value as foraging habitat, and potentially breeding habitat, for several EPBC Act

and/or NC Act listed birds, and numerous other species considered conservation dependent in the region.

Recommendation

Change the reference in the *Symonston Precinct Code, RC2 – Mugga Lane Rural Area*, Rule 2.1 to “Subdivision of existing leases is **not** permitted.”

DRAFT EAST CANBERRA DISTRICT STRATEGY - 2022

Symonston

The draft Strategy notes that “East Canberra has a relatively small existing residential population at just under 2,000 as of 2021. Residential areas include Oaks Estate at the eastern edge, rural blocks in Pialligo and long-term accommodation in Symonston.”(p89).

Symonston was established as a suburb in 1928. The perception that residents of Symonston are in “long term accommodation” is disingenuous, discriminatory, degrading and does not reflect that many Symonston residents are long term, active community members.

According to the latest census there are 655 residents who range in age from under 4 years to over 85 years with the median age of 55 years living in Symonston. This means that around 34% of the total East Canberra population live in Symonston.

Around 65% of residents of Symonston own their own homes and 30% rent. The median weekly household income in Symonston is \$641 – 50% less than the average median weekly household income across the ACT and 40% less than the average across Australia.

Symonston – Mugga Lane Rural Area

The communities in the Mugga Lane Rural Area (defined under the ACT’s *Symonston Precinct Map and Code, May 2017*) include:

- Long Stay - The Commonwealth Government had established the Narrabundah Long Stay Caravan Park in early 1970. Over time there was up to 100 sites for long stay residents, providing affordable accommodation, noting this was not public housing but rather tenants of the ACT Government paying rent to keep their own dwellings at the caravan park. Due to a controversial sale of the site to a developer and the subsequent re-acquisition of the Long Stay by the ACT Government there has been a small reduction in permanent residents on the site.
- Sundown Villas - further low-cost accommodation was established overtime at the Sundown Motel Resort with a mobile home park with 88 sites. There is a development application that has been approved, subject to certain (key development) provisions that proposes 44 additional mobile home sites, each of which will contain a relocatable dwelling (mobile home).

Also within the Mugga Lane Rural Area are significant environmental and cultural places such as:

- Mugga-Mugga Cottage is part of the ACT Historic Places and is an 1850s stone cottage that tells the story of Canberra after federation and its centerpiece is a modest cottage built for the head shepherd of Duntroon
- Callum Brae Nature Reserve is part of one of the largest, best-connected and most diverse areas of critically endangered Yellow Box–Blakely's Red Gum Grassy Woodland remaining in Australia.
- Callum Brae rural property has been assessed under the ACT heritage register as the most outstanding extant example of a Federal Capital Territory (FCT) soldier settlement lease in the ACT. Its significance derives particularly from the very high integrity of its soldier settlement structures and fabric and from the high integrity of its soldier settlement boundary. These structures have been and continue to be conserved through their ongoing use as a continuing working rural property.
- Jerrabomberra West Grasslands Nature Reserve is a 261-hectare protected area located in the southern part of the Jerrabomberra Valley. Native grasslands once extended across large parts of south-eastern Australia but with less than 1% of this endangered ecological community remaining, the grasslands of the Jerrabomberra Valley protect one of the largest remnant Natural Temperate Grasslands in Australia today.

Rural Leases

Importantly within this area, there are five rural leases that have a significant role to play in the conservation of this high value environmental, cultural and historic precinct.

For example - for over 40 years, we have resided at, and leased and managed the rural property [REDACTED]

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

We operate beef cattle production along with over 3.5 hectares (28% of the property) dedicated to protecting, conserving and enhancing priority grassland, woodland, aquatic habitat and environmental values.

We support a mixture of natural Box Gum Woodland, and within this vegetation community type, secondary grasslands and a creekline. This includes areas of nationally recognised Environment Protection and Biodiversity Conservation Act 1999 (EPBC) threatened ecological communities of Natural Temperate Grassland and Yellow Box – Red Gum Grassy Woodland. Further, there are local native plantings which are old enough to provide useful habitat and connect up patches of remnant bushland and paddock trees protected under the ACT Nature Conservation Act 2014.

Recently the property was assessed by Land for Wildlife NSW and it was found that vegetation overall is in very good condition with very high species diversity in all structural layers and remnant vegetation is intact and represents a high level of species diversity with regeneration taking place in all structures.

This is consistent with the draft East Canberra District Strategy which sets the vision, priorities and values of the district. Ensuring that future development prospects are explored in more detail for East

Canberra, protecting environmental and cultural values and enhancing their sustainability and resilience to climate change will be prioritised.

The draft plan highlights areas with such values and where future connections and enhanced biodiversity outcomes can be considered. East Canberra includes substantial Aboriginal and European heritage that is to be acknowledged and respected along with priority areas for conserving and restoring grassland, woodland and aquatic habitats and connections between them.

Symonston Master Plan

The draft East Canberra District Strategy notes that existing residential communities at Pialligo and Oaks Estate have master plans that uphold the character of each place while providing for limited growth and change. The key initiatives of the Pialligo Master Plan and the Oaks Estate Master Plan were incorporated into the Territory Plan in 2015 and September 2022 respectively.

This same opportunity should be given to Symonston to uphold its character and provide for limited growth and change. Requests for a Master Plan for Symonston have never been supported by the Government of the day. This has meant that ongoing, insidious and opportunistic development proposals continue to be targeted in the Mugga Lane Rural Area at Symonston.

Recommendation

Give Symonston residents the same opportunity as Pialligo and Oaks Estate to develop and incorporate a **Symonston Master Plan** into the new Territory Plan to recognise its unique and vibrant community within its high value environmental, cultural and historic precinct and to uphold its character while providing for limited growth and change.

Inner South Canberra Community Council

The draft East Canberra District Strategy states “Note: While Oaks Estate is located in East Canberra for the purposes of district strategies, it is acknowledged that the Oaks Estate Residents Association identifies with the Inner South Canberra Community Council and will respond to the district strategies through that group. The district strategies represent nine parts of the whole of the ACT. Cross-district residents associations and community councils and dependencies can be accommodated.” (p87).

Historically and currently it is the case that the Symonston community also identifies with the Inner South Community Council and this should also be reflected in the draft planning documents that this relationship will continue.

Recommendation

Include the specific reference that the Symonston community will continue to identify with the Inner South Canberra Community Council.

Enhance accessibility of services and facilities for Symonston residents

The draft East Canberra District Strategy states, in relation to Symonston, that it will “Investigate improvements to public transport access to the rest of Canberra for residents of Oaks Estate, Pialligo, and Symonston, including via a strategic investigation corridor connecting through the Inner South and between Hume and the Tuggeranong district.”

Also that it will “Enhance accessibility of services and facilities for Oaks Estate, Pialligo, and Symonston residents.” These services and facilities are not specified throughout the draft strategy, other than in relation to transport. This needs to be explained fully and developed in consultation with the Symonston community.

Public transport is not available in the Mugga Lane Rural Area, where the majority of East Canberra’s residents reside. The closest public transport to the permanent residents of the Narrabundah Longstay and the Sundown Villas is the bus stop in Goyder Street, Narrabundah with limited routes. This is 1.9km walking distance. This improvement to public transport is proposed in the draft strategy to occur in the medium term. Not only is this lack of access to basic public transport long overdue but discriminatory and inexcusable. This needs to be undertaken as an immediate priority.

Recommendation

Prioritise and provide specific details on the timing and provision of public transport services to residents of Narrabundah Lane; and

Immediately clarify and consult with the Symonston community on the services and facilities that will be enhanced for residents (given none currently exist in Narrabundah Lane Symonston)

Sustainable Neighbourhood, Potential Key Site and Change Area

The draft East District Strategy map (p10) proposes a “Sustainable Neighbourhood” under its heading of “Key Site and Change Area – Potential”. We note there is no explanation or insight into what or when this proposed development is or would involve.

This “flying saucer” shaped diagram has landed in an area that crosses over potentially five existing rural leases (including our rural lease). This potential development could significantly impact these leases, including protected EPBC woodland, the Mugga Mugga historic property and residential properties in the Longstay and Sundown Villas. Surely this is an error given how important accuracy should be in the new planning documents.

Recommendation

Urgently clarify what, and accurately identify where, the area designated as Sustainable Neighbourhood – Key Site and Change Area – Potential” is within the Symonston Mugga Lane Rural Area precinct.

SUMMARY

The new Territory Plan and its District Strategies provides a key opportunity to modernise, acknowledge, support and strengthen the role that rural land holders in the ACT currently make to the conservation, environmental values and climate abatement in so many ways in their role as responsible land managers in non urban zones.

It is time that planners and developers in the ACT recognise and acknowledge Symonston for what it is and continues to be – a unique and vibrant community located within a high value environmental, cultural and historic precinct.

[REDACTED]

[REDACTED]

[REDACTED]

I welcome the opportunity to participate in community consultation for the *ACT Planning System Review and Reform Project*, and especially to provide comment on the '*draft Belconnen District Strategy*'.

It is becoming increasingly important to integrate strategic urban planning and residential zoning with transit oriented development (TOD) and public transport access. The overarching aim of the ACT Government to create a sustainable compact city, with reduced transport emissions can only be achieved by the reduction of private vehicle use and an increase in active travel and public transport use. This must be planned from the outset for new suburbs and commercial areas.

The development of greenfield suburbs and economic areas must be accompanied by investment in public transport connections and infrastructure. This transport investment must be factored into the cost of preparing blocks for sale to the market by the SLA and delivered with the roads, sewage and power infrastructure.

Instead of stepping through the '*5 big drivers*' or '*12 Implementation strategies*', this submission will focus on some specific areas featured in the '*draft Belconnen District Strategy*'. Some of these suggestions may apply to the other Canberra districts.

Local centres

The Belconnen district has some significant local centres featuring commercial and retail space, with very little residential space. These local centres all feature vast swathes of free car parking and very poor public transport access.

They present excellent opportunities for a refocus with appropriately priced car parking, better public transport infrastructure to the door of these centres, and reuse of the vast car parks for community use such as libraries, medical centres or medium density residential housing.

The areas around these local centres are a mix of commercial zoning, community facilities and residential housing of various mixes. Although there are existing CZ2 and RZ2 areas around these local centres, it could be a good opportunity to remove RZ1 zoning for at least a kilometre around these centres, this being a reasonable distance for people to access active travel to visit these local centres.

Medium density housing

The Belconnen district has a significant percentage of extremely large RZ1 housing blocks. Many of these are close to public transport routes and local centres, and are ideally positioned to be converted to medium density housing. If dual occupancies were permitted on all RZ1 blocks (even those below 700 sqm) then appropriate

guidelines on EER ratings, solar access, natural light could be accommodated with thoughtful housing design.

There may be a strong case for eliminating RZ1 altogether and allowing a greater variety of housing types and sizes on residential housing blocks, as long as sensible regulations around solar access and traffic access are enforced by planning assessors.

This soft urban renewal can accommodate many more residents in existing suburbs, negating the need for further urban sprawl, and lessening the need for greater transport emissions. Sustainable neighbourhoods could be created from decades old quarter acre blocks.

Lake Ginninderra (east) Peninsula

This area is identified in the '*draft Belconnen District Strategy*' as a proposed sustainable neighbourhood. This is not a good location for residential housing, being poorly served by services and public transport. There are no bus services to this area, and the nearest local bus stops are across an arterial road and over a kilometre away. There are no plans for rapid bus or light rail to travel down Ginninderra Drive past this area.

If it were developed into a residential precinct, it would result in a car dependent cul de sac, far removed from any realistic concept of a 'sustainable neighbourhood'.

The rest of the Lake Ginninderra foreshore has already been activated with a variety of housing, community and commercial uses. This eastern peninsula should remain an undeveloped oasis in Belconnen, much valued by the thousands of Belconnen residents that use the boundaries of this area for recreation.

Previous Belconnen district plans dating back to 1967 have floated this Lake Ginninderra eastern peninsula area as a residential housing location, and every decade or so, it is raised again by planners, with a resulting community campaign to have it removed. It should be permanently removed for consideration as a future residential housing precinct. Open fields with cows are not a bad thing, and can be used for other purposes requiring open space such as circus's or other public events.

CSIRO Ginninderra Field Site

This large area is identified in the '*draft Belconnen District Strategy*' as a potential sustainable neighbourhood. This is a good location for residential housing, however it is currently poorly served by infrastructure, services and public transport. The existing rapid and local bus services to this area are on the existing urban housing perimeter suburbs of Evatt and Spence. There are no plans for rapid bus or light rail to travel down the Barton Highway past this area.

Development of this area into a residential housing precinct must be handled carefully and accompanied by investment in public transport connections and infrastructure. This transport investment must be factored into the cost of preparing blocks for sale to the market by the SLA (or the body identified to develop this Commonwealth administered land) and delivered with the roads, sewage and power infrastructure.

There is great potential in this area for genuinely sustainable neighbourhoods to be developed. As it is on Commonwealth land, it is expected that the NCA would have final say on the development that would occur, however it would be administratively better for the ACT Government and the NCA to reach an agreement on future development of this site. Perhaps a co-development co-ownership model similar to the one used to develop the cross border Ginninderry suburbs could be explored.

Shared zones in Belconnen Town Centre

The 'draft Belconnen District Strategy' is silent on shared zones, yet these are working very successfully in places such as Hibberson Street, Gungahlin and Genge St, Civic. They are very effective at indicating to motorists that pedestrians have the priority, slowing vehicle traffic to walking pace and activating streets into vibrant spaces with great commercial and social activity.

The Belconnen Town Centre already has 40kmh zones, and many areas are ideally placed to be turned into shared zones. Lathlain St between Cohen St and the Westfield Belconnen car park entrances could be a shared zone when development occurs on the former Police and Ambulance sites.

Emu Bank between the bus interchange entrance and the Belconnen Arts Centre could also be easily converted to a shared zone, attracting more people and encouraging renewal of the commercial space along Emu Bank (in line with the current *Belconnen Town Centre Master Plan*).

The redeveloped Belconnen Fresh Food Market precinct could also have a shared zone, encouraging greater pedestrian use. It is currently designed around the car, and active travel is very much a secondary consideration.

Kippax light rail

Light rail to Belconnen from Civic is an excellent idea that should occur sooner rather than later. Pages 85 and 96 of the 'draft Belconnen District Strategy' show that the future light rail corridor to Kippax has been removed. The *Public Transport Association of Canberra* have checked with *Transport Canberra*, and this is unknown to them. They still regard this Belconnen Town Centre to Kippax extension as being on the *Light Rail Network Plan* for future upgrades. It must be maintained as a future option on the final 'Belconnen District Strategy'.