



Communication Link

FINAL

Planning System Review and Reform Project

Listening Report
1 November 2022 – 3 March 2023

FINAL

April 2023

This Listening Report summarises the feedback provided during the consultation period. A consultation report is being prepared by the ACT Government that will provide responses to the feedback.

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1. Executive Summary

The ACT is a planned city, and although many Canberrans never interact directly with the planning system its impact is felt by everyone, from the neighbourhoods we live in, to the places we work, shop, and recreate. In Canberra the planning system has always been of considerable interest to Canberrans with many individuals and community organisations contributing to planning discussions.

The ACT Planning System Review and Reform Project (the Project) has, as expected, attracted feedback from community councils, industry and professional associations, environmental organisations and the broader community during the consultation period of 1 November 2022 to 3 March 2023. Consultation during this period focused on the draft District Strategies, the draft new Territory Plan and the proposed Design Guides with many of these organisations hosting forums or undertaking surveys to better inform their submissions. There has been considerable time spent (mostly voluntary) across community, industry and environmental organisations to contribute feedback to this consultation; a demonstration of the importance of these reforms.

Over an extended consultation period, noting the Christmas break, this consultation program sought to provide time for people to become aware of and understand the extent of changes proposed by the Project. Focusing activities in the early months of the consultation period on sharing information and answering questions.

Engagement activities also sought to reach those that perhaps wouldn't normally provide input to a planning consultation with 36 pop-ups in local community spaces and simple online feedback activities such as district 'quick comments'. In February extended pop-ups, at smaller groups centres attracted feedback from over 750 Canberrans that perhaps would not have had a chance to input to this important reform.

Over 7,600 pieces of feedback have been analysed to inform this report. This does not include the very technical and specific feedback on the detail of the planning system such as land use tables, zoning of individual pieces of land and specific items in technical specifications.

Feedback has been captured as general feedback on the proposed planning system, draft new Territory Plan and draft district strategies, as well as explicit feedback on individual draft district strategies. While the consultation materials used guiding questions to encourage feedback from contributors, feedback themes have been developed based on what has been heard.

The following overarching areas of feedback were heard:

- With respect to the overarching planning reform, the strengthened relationship between government policy and the planning system was generally supported and it was well recognised that the planning reforms are a tool to respond to the housing shortage in the ACT.
- There was misunderstanding and a range of feedback on how the various components of the proposed new planning system work together, and in general it was not felt that the reforms had met the task of making the planning system easier to understand and engage with.
- Feedback was provided on areas of implementation, timeframes, transitional arrangements, and appeal rights.
- The outcomes focussed approach to planning received mixed feedback, with a large amount of feedback expressing concern for how it will be effectively implemented.
- Feedback on plans to increase urban density across Canberra was mixed with many negative comments focused on with the potential loss on green open spaces and the impact on a suburbs' existing character. There were also many suggestions on how increasing housing density could be implemented with less negative impacts on existing communities.
- Territory Plan feedback noted that the proposed new Plan did not seem to be simplified and feedback was provided with respect to supporting documentation, content and implementation.
- District strategy feedback was supportive of the concept, with feedback provided about the statutory weight and operation of the district strategies with respect to the broader planning



system. The Future Investigation Areas (FIAs) attracted considerable individual feedback which is covered in each district strategy table.

- There was considerable feedback on the complexity of information released, the timeframes for feedback and the need for further consultation across many aspects of the Project; from reviewing the next versions of the district strategies to the opportunity to comment on draft design guides.

Communication Link provides this report as a summary of what we heard for those that contributed to the consultation. We recognise that there is considerable detail not able to be covered in this listening report and look forward to the opportunity to review the more detailed analysis of feedback and the government's response within the ACT Government consultation report.



2. Background

2.1 Planning review brief overview

The ACT Planning System Review and Reform Project is an extensive program of work being delivered through the ACT Government Environment, Planning and Sustainable Development Directorate (EPSDD). The purpose of the project is to deliver a planning system that is clear, easy to use and that facilitates the realisation of long-term aspirations for the growth and development of Canberra while maintaining its valued character.

The review aims to:

- Enable the sustainable growth of the city without compromising its valued character
- Provide clarity of processes, roles and outcomes for the city's community
- Provide flexible assessment pathways that are appropriate to the scale and scope of development.

The project is being undertaken in three stages. This report outlines the consultation feedback received in response to the release of a draft new Territory Plan and nine draft district strategies, which were released as part of Stage 2. This report does not cover the 2022 consultation on the new planning bill.

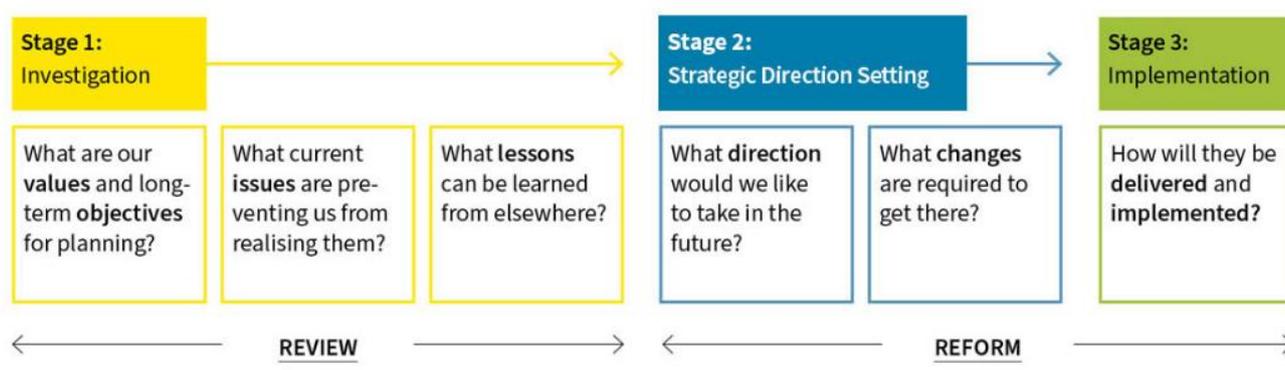


Figure 1. Project stages

Community consultation on the draft new Territory Plan and draft district strategies was open from 1 November 2022 to 3 March 2023.

Over this four-month period, Communication Link in collaboration with EPSDD undertook a range of community engagement activities across the Canberra community seeking feedback on the proposed plans ahead of the implementation phase.

This report outlines the engagement approach, activities and feedback heard during this consultation period. This report does not respond to contributor feedback received. There will be a more detailed analysis of feedback along with the government's response within the ACT Government consultation report.



3. Engagement approach

3.1 Engagement objective

To support the development of the proposed new planning system, the ACT Government sought to engage with community members in each district across the ACT. The objective of engaging with the community was to:

- Educate and raise awareness of the ACT Planning System Review and Reform Project, the draft district strategies, draft new Territory Plan as well as documentation on the Explanation of Intended Effects for design guides
- Reach and inform the Canberra community of the benefits of introducing the district strategies and a new Territory Plan and seek views on the draft district strategies and draft new Territory Plan
- Actively engage with a range of stakeholders and encourage communication and promotion to their networks
- Drive active participation throughout the engagement process to make sure the district strategies, the new Territory Plan and the design guides are shaped by the needs of all communication and promotion to their networks.

Communication Link was engaged to develop an engagement approach, implement engagement activities and report on community engagement for this Project.

3.2 Promotional channels

EPSDD managed the promotion for engagement activities. The promotion activities aimed to raise awareness of the consultation period and provide information on how people could participate in engagement activities. Promotional activities ran from 1 November 2022 to 3 March 2023 and utilised the following channels:

Online

The existing ACT Government [YourSay page](#) was updated with information to support the current consultation period. The site provided viewers with background information about the project, the ability to 'follow' the project, engagement explainers, draft strategies and summaries, an engagement events schedule and a place to ask questions, provide quick comments, complete a questionnaire and upload submissions.

During the consultation period, a total of 20 organic social media posts were published by EPSDD, the Minister and the ACT Government.

Our Canberra

EPSDD promoted the consultation period within three 'Our Canberra' newsletters in online and hard-copy versions.

Paid advertising

A paid advertising campaign was launched on 4th November 2022 and ran until 30th November 2022. The campaign included social media advertising, search optimisation and Canberra Times advertising. In total, the campaign received 784,926 total impressions (impressions indicate the number of times the campaign was viewed by users) and 2,309 link clicks to the YourSay page.

A second round of paid advertising was launched on the same channels on 7th February 2023 and ran until 28th February 2023. In total, the second campaign received 616,363 total impressions and 2,572 link clicks to the YourSay page.



Stakeholder communication

Communication Link provided support with communication to community organisations and groups. A direct email was sent to community councils and organisations inviting them to participate in engagement activities, share the details with their networks and provide feedback submissions via YourSay.

Many community and industry associations promoted the consultation activities and encouraged members to contribute feedback. A number of the Community Councils hosted community forums or undertook community surveys to support the development of the submissions.

Media

The Minister for Planning and Land Management published a [media release](#) on 1 November 2022 to launch the Project and following this, there were a number of media mentions through published articles, radio, online and TV channels during the engagement period.

3.3 Engagement activities and approach

Communication Link developed and implemented a phased consultation approach over a 16-week period. The phased approach recognised the impact of the Christmas period on the consultation program by focusing the first period of engagement on sharing information and answering community questions. The proposed engagement timeline was shared with key stakeholder groups at the beginning of the consultation period to prepare for the period ahead, including at each community council meeting and district workshop.

The detail of each phase is outlined below:

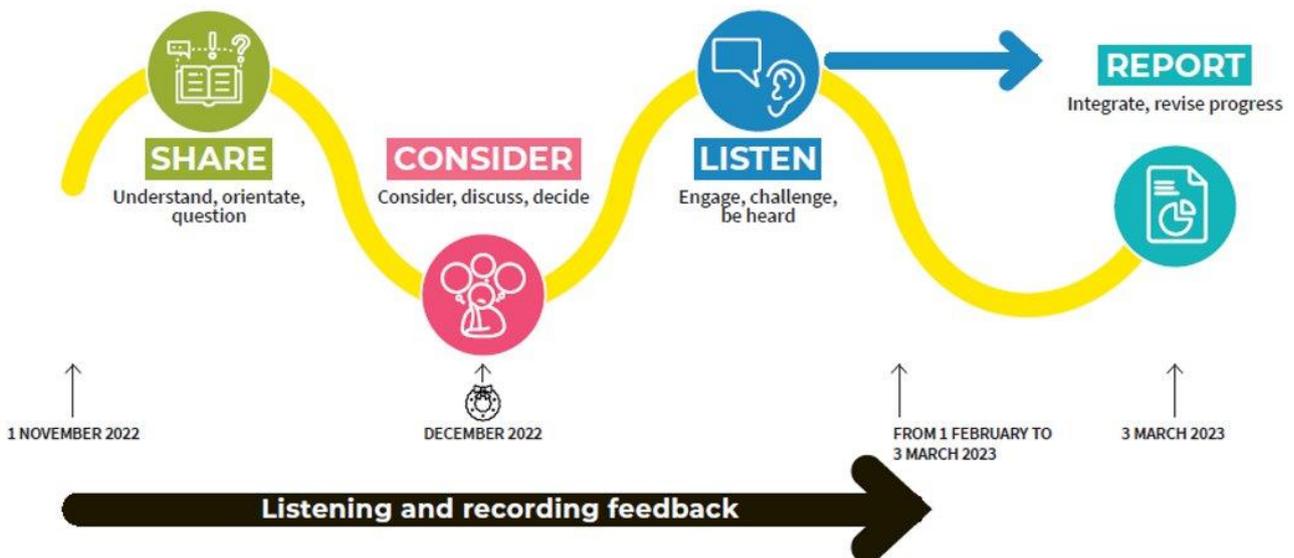


Figure 2. Phases of consultation



Phase 1 – Share

1 November 2022 – 5 December 2022

Phase 1 focused on sharing information with the public and supporting stakeholders to learn about the project, engagement process and to answer any initial questions.

Representatives from EPSDD were available at all activities to answer questions and community workshops prioritised presenting information and answering questions.

Engagement activities included:

- In-person pop-ups in each district supported by local district strategy maps
- In-person community presentation and Q&A workshops in each district
- In-person and online industry workshops
- In-person Community Council presentations.

Phase 2 – Consider

5 December 2022 – 5 February 2023

Phase 2 provided individuals and organisational stakeholders time to consider the project material and prepare feedback through YourSay.

Phase 3 – Listen

6 February 2023 – 3 March 2023

Phase 3 gave stakeholders the opportunity to be heard through several feedback channels. This was the most active and interactive time of the engagement process. A range of in-person and online events were available to the Canberra community and stakeholder organisations.

Engagement activities included:

- In-person pop-ups throughout the ACT – these were day-long sessions, during in which community liaison staff engaged with passing Canberrans as well as speaking with local retailers when time allowed. Event times and locations were also advertised for those interested.
- In-person listening spaces, which were held on a weekday as well as weekend and provided a longer opportunity for members of the public to speak with an EPSDD representative and provide longer-form feedback on the project at a time convenient to them. A listening space was held on both the north and south side of Canberra to ensure equally opportunity.
- In-person and online industry workshops.

Phase 4 – Report

4 March 2023 – 31 March 2023

Across all engagement activities Communication Link representatives captured extensive data, from individual comments provided at a pop-up to summaries of conversations held at the listening spaces or during workshops. Listening reports were produced for each engagement activity and are available on the YourSay website.

In Phase 4, Communication Link collated and analysed data received during the consultation period to inform this report. While this report represents a summary, a full suite of information has also been provided to the ACT Government for further analysis, response and to inform decision-making.





* This engagement was led by the directorate, details are not incorporated into this report.

** Inner North Community Council was unable to include this project on their agenda, EPSDD representatives briefed the INCCC committee.

Figure 3. Summary of engagement events throughout engagement phases 1-3



4. Participation

4.1 Event participation

This section outlines the participation of individuals throughout phase 1 and phase 3 events. It identifies both the number of attendees at events as well as the number of contributions made. A contribution represents a single idea, suggestion, or piece of feedback. Individuals may have provided several contributions at an event.

In undertaking the analysis of the consultation feedback, each contribution has been considered independently. It should be noted that some people attended more than one event.

Table 1. Summary of participation and contribution by district for phase 1 events

District	Event date	Event type	Location	Attendees	Contributions
Belconnen	15 Nov 2022	Community Council Meeting	Online	36	27
	23 Nov 2022	Pop-up	Kippax	32	10
	23 Nov 2022	Pop-up	Westfield Belconnen	10	46
	23 Nov 2022	Workshop	Ramada Belconnen	0	0
Gungahlin	9 Nov 2022	Community Council Meeting	Online	Unknown	6
	17 Nov 2022	Pop-up	Gungahlin Village	20	6
	17 Nov 2022	Pop-up	Amaroo	16	4
	18 Nov 2022	Workshop	Gungahlin Library	4	40
Inner North and City	1 Dec 2022	Pop-up	O'Connor Shops	19	11
	1 Dec 2022	Pop-up	Canberra Centre	23	7
	1 Dec 2022	Workshop	Canberra Museum and Gallery	7	20
East Canberra	15 Nov 2022	Pop-up	Majura Park	31	38
	15 Nov 2022	Pop-up	Brindabella Business Park	14	0
	15 Nov 2022	Workshop	RMC Golf Club	17	53
Inner South	8 Nov 2022	Community Council Meeting	Online	42	28
	21 Nov 2022	Pop-up	Manuka Terrace	26	16
	7 Dec 2022	Pop-up	Manuka Terrace	19	15
	21 Nov 2022	Workshop	Narrabundah Hall	4	38
Tuggeranong	1 Nov 2022	Community Council Meeting	Online	Unknown	10
	24 Nov 2022	Pop-up	Southpoint Mall	24	40
	24 Nov 2022	Pop-up	Calwell Shopping Centre	13	19



District	Event date	Event type	Location	Attendees	Contributions
	24 Nov 2022	Workshop	Tuggeranong Community Centre	7	32
Woden	2 Nov 2022	Community Council Meeting	Online	Unknown	12
	22 Nov 2022	Pop-up	Westfield Woden	10	27
	22 Nov 2022	Pop-up	Mawson Shopping Centre	20	50
	22 Nov 2022	Workshop	Chifley Community Centre	9	49
Weston Creek	30 Nov 2022	Community Council Meeting	Online	Unknown	9
	5 Dec 2022	Pop-up	Cooleman Court	48	42
	5 Dec 2022	Pop-up	Rivett Shops	11	21
	5 Dec 2022	Workshop	Weston Creek Community Centre	3	58
Molonglo Valley	24 Nov 2022	Community Forum Meeting	Denman Village Community Centre	Unknown	11
	30 Nov 2022	Pop-up	Stromlo Leisure Centre	15	14
	30 Nov 2022	Pop-up	Denman Shops	16	45
	30 Nov 2022	Workshop	Denman Community Centre	1	0
Totals				497	804

Table 2. Summary of participation and contribution by district for phase 3 events

District	Event date	Event type	Location	Attendees	Contributions
Belconnen	6 Feb 2023	Pop-up	Jamison Shopping Centre	26	51
	7 Feb 2023	Pop-up	Charnwood Shops	52	48
	8 Feb 2023	Pop-up	Kaleen Shops	24	42
Gungahlin	6 Feb 2023	Pop-up	Crace Shops	28	29
	7 Feb 2023	Pop-up	Marketplace Gungahlin	8	20
Inner North and City	6 Feb 2023	Pop-up	Dickson Shops	85	105
	7 Feb 2023	Pop-up	Canberra House	52	50
	18 Feb 2023	Pop-up	Canberra Centre	33	70
East Canberra	8 Feb 2023	Pop-up	Oaks Estate	31	56
Inner South	13 Feb 2023	Pop-up	Manuka Terrace	28	30
	14 Feb 2023	Pop-up	Narrabundah Shops	31	50



District	Event date	Event type	Location	Attendees	Contributions
Tuggeranong	13 Feb 2023	Pop-up	Erindale Shopping Centre	86	70
	14 Feb 2023	Pop-up	Lanyon Marketplace	64	83
	15 Feb 2023	Pop-up	Wanniassa Shops	41	71
Woden	13 Feb 2023	Pop-up	Mawson Southlands Shopping Centre	80	26
	14 Feb 2023	Pop-up	Curtin Shopping Centre	27	68
Weston Creek/ Molonglo Valley	15 Feb 2023	Pop-up	Cooleman Court	32	31
	16 Feb 2023	Pop-up	Cooleman Court	33	32
Northside Listening Space	10 - 11 Feb 2023	Listening space	Canberra Museum and Gallery	39	138
Southside Listening Space	24 - 25 Feb 2023	Listening space	Abode Woden	70	204
Community, social, environment organisation workshop	20 February 2023	Workshop	Dickson	21	94
Q&A session	23 February 2023	Workshop	Online	31	30
Totals				922	1,398



4.2 YourSay participation

Throughout the consultation period, the Project YourSay website received 30,000 visitors, with over 1,700 Canberrans contributing feedback. In addition, over 13,000 copies of the documents were downloaded.

Through the YourSay website the community had the option to provide feedback through an online survey, quick comments and/or by publishing a submission.

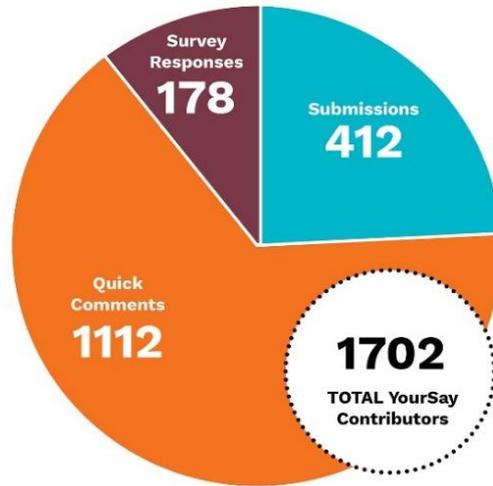


Figure 4. Summary of contributors to YourSay

4.2.1 YourSay survey

The survey was completed by 178 people. Participation numbers varied by district, with more people completing the survey from Woden and Inner South and lower numbers from Molonglo Valley and Gungahlin.

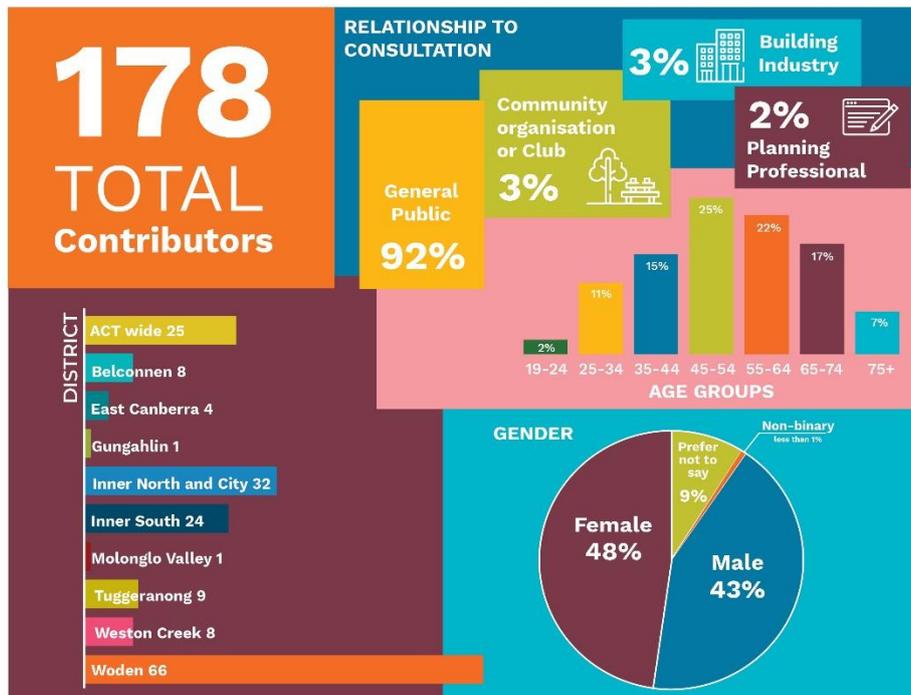


Figure 5. Summary of survey contributors across consultation period



4.2.2 YourSay quick comments

During the consultation period 1,112 quick comments were submitted. Participation numbers varied by district, with higher participation numbers from Woden and Inner North and City and lower participation from Molonglo Valley and East Canberra.

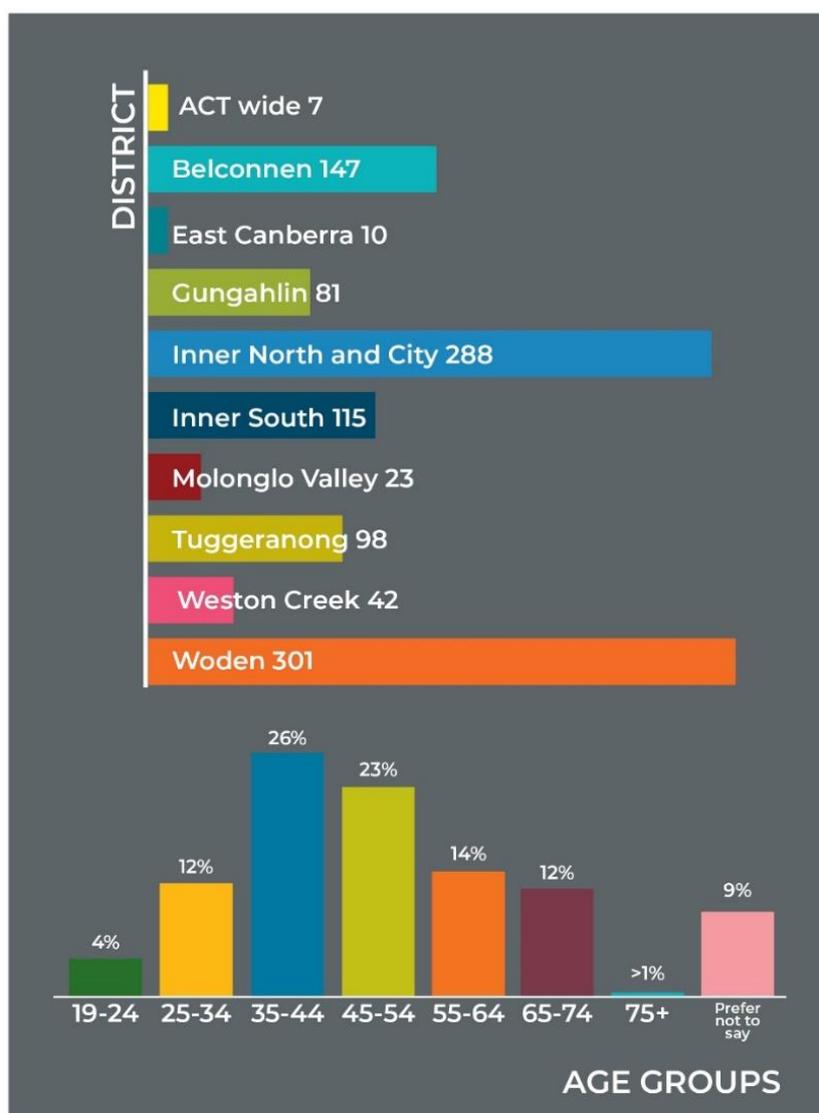


Figure 6. Summary of contributions through quick comment by district and age

4.2.3 Submissions

During the consultation period, 412 submissions were received. The submissions came from community members, organisations and institutions from a diverse cross-section of our community, including:

- community councils and local residents' groups
- recreation groups such as equestrian, tennis and cycling
- professional organisations from across the design, architecture, construction, planning and property sector
- industry organisations from sectors that include agricultural, legal, retirement and licensed clubs
- heritage organisations
- environmental groups such as landcare and catchment groups.



All submissions received with publishing permission have been uploaded to the YourSay website as a reference for interested groups and individuals. All submissions, including those without publishing permission, are reflected in this report and will be part of further data analysis and response in the Consultation Report being prepared by EPSDD.

4.3 Where participants came from

3044 community members were engaged during the consultation period. Participation numbers varied by district, with more people contributing from the Inner South and Woden, and less people from Molonglo Valley and East Canberra.

The following point should be noted about participation:

- A number of community members attended multiple consultation events across multiple districts.
- Community Council meeting participation numbers are not included in the below analysis as attendance record was not consistently available for all districts.
- Due to the non-localised content of submissions, they have been included under 'ACT-wide' count.

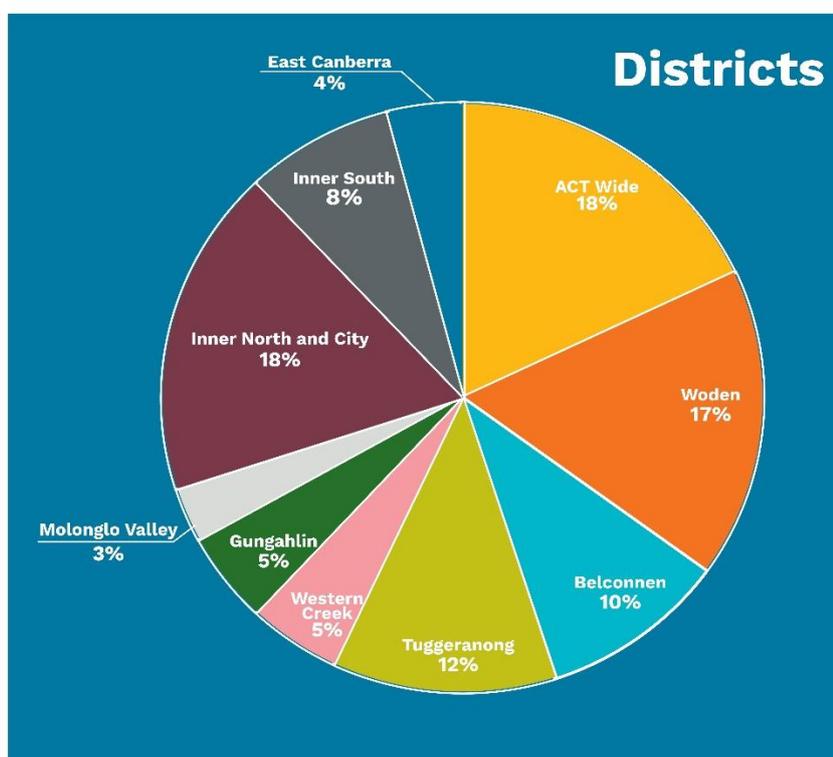


Figure 7. Percentage of people engaged per district across the consultation period.



5. Feedback received

This section outlines the feedback received across the entire consultation period from all different engagement activities. Analysis has been undertaken of all contributions; from feedback provided via a feedback card at a shopping centre pop-up through to YourSay inputs and written submissions from community or professional organisations. Communication Link has reviewed over 7,600 contributions.

In recognition of the value of all contributions, Communication Link has not sought to explicitly weight individual feedback themes, although in instances where a particular view has dominated feedback, this has been noted.

This report does not seek to duplicate the work of EPSDD in analysing the technical implications of the feedback provided. To that end, explicitly technical feedback has not been explored in this feedback report.

5.1 Overarching planning system

The following overarching feedback was received with respect to the proposed reformed planning system:

- The strengthened relationship between government policy and the planning system was generally supported, although there were diverse opinions on how effective implementation could be achieved
- It was recognised by many contributors that the reform of the planning system enables and interacts with a large number of other government policies and priorities. It was suggested that better integration and collaboration, with other government agencies on existing and forthcoming initiatives and projects is required, particularly with the district strategies in areas such as transport, housing, employment and education.
- It was also suggested that a strong infrastructure plan would be useful to complement planning reform
- The importance of the planning reforms as a tool to respond to the housing shortage, in particular the need for more social and affordable housing, was highlighted by a number of submissions. Some noted that the planning reforms did not go far enough in prescribing how this would be addressed. The availability of land and the land release program were recognised as impacting on the availability of housing, with calls for the Government to increase the supply of residential land.
- There was uncertainty and a range of feedback on how the various components of the proposed new planning system work together. This was also reflected in the 83 survey responses to the question ‘Are there areas of the new planning system that you don’t understand or need more information on?’ Across all feedback, areas where further clarification was sought included:
 - The statutory weight of the district strategies and how they will be ‘enforced’
 - The mechanism for and how often the district strategies will be updated
 - How protections for heritage and environmentally sensitive areas will be maintained
 - The application of the new planning system to rural areas
 - More explanation and information on the future change areas and FIAs that are identified in the district strategies.
- The YourSay survey question - ‘Do you have any ideas to make the new planning system easier to navigate and engage with?’ received 74 responses with over 50% requesting simpler language and better navigation of the documents to help the community fully engage with the new planning system



- Out of the 100 responses to the YourSay survey question- ‘Is there any additional feedback you would like to provide?’, many were in support of urban infill providing it didn’t interfere with the existing character and blue-green spaces. Better public transport connections and supported active travel was mentioned in 12% of feedback, with sustainability, climate and wildlife protection mentioned in a cumulative 18% of responses. Other mentions include improved community centres and better parking options in both community and residential areas.

Implementation

- The community expressed a high level of uncertainty in the ability of the proposed new planning system to deliver effective outcomes. This extended to distrust of property developers and the Planning Authority
- Concern was expressed by industry and community that there were insufficient and appropriately qualified resources to manage development assessment under the proposed new planning system
- The importance of ensuing compliance was a very common theme, particularly from community representatives. This included compliance with development conditions as well as building codes.

Timeframes

- Concern was expressed about timeframes in the planning system, with views that suggest the process is moving too quickly, while others suggest it isn’t moving fast enough. Timeframes comments included:
 - Insufficient timeframes to build community understanding of the proposed reforms and allow considered feedback
 - Allowing sufficient notification time for neighbours to comment on developments
 - Implementation timeframes for many aspects of the proposed reforms – views they were too short, or too long
 - Seeking clarity around timeframes associated with areas identified for future potential development, highlighting the negative impact uncertainty could have on communities
 - That the timeframe to implement planning reform may be too slow in the face of a growing population and housing shortage.

Transitional arrangements

- The need for clearly communicated and appropriate transitional arrangements when moving to the new planning system was highlighted. It was also noted that consideration needed to be given to existing transitional arrangements in place for other policies such as Variation 369, and the timeframes for making amendments to development approvals
- It was noted that industry training would be required to help industry understand and adapt to the new requirements
- It was suggested by a few respondents that a cumulative or regulatory impact assessment of the new reforms would be useful.

Appeal rights and governance

- The capacity to challenge or appeal decisions was a theme throughout the feedback, community representatives suggested the move to an outcomes focussed approach would make challenging proposed developments harder. The imbalance of resources and expertise between the community and project proponents was also noted
- Feedback was provided about appeal rights under the proposed new system including:
 - The complexity of the appeal process
 - Concern about lack of appeal rights related to planning applications rejected by government authorities other than the planning authority – for example is something has been refused based on heritage or noise implications



- Some groups suggested the planning framework required an independent planning commission, local planning expert panels and a more rigorous building and construction regime.

Planning bill

There was some feedback provided relating to the draft planning bill. As this was not the focus of this consultation it has not been included in the analysis that informed this report.

The following comment is relevant to this Listening Report.

- It was suggested that the draft new Territory Plan and draft district strategies not be finalised until the Planning Bill has been finalised.

5.1.1 Outcomes focussed planning system

One of the key areas of reform proposed in the new planning system is movement towards an outcomes focused planning system based on a new Territory Plan that is supported by design guidance and technical specifications.

As apparent by the key themes outlined below, the outcomes focussed approach to planning raised many questions was hard to understand for many who engaged with the consultation.

The most common areas of feedback in relation to the introduction of an outcomes focussed planning system were:

- Concern around how ‘good outcomes’ will be defined. Common feedback was that what is considered a good outcome varies between individuals and organisations.
- Questions about how ‘good outcomes’ can be articulated, measured, assessed and enforced with appropriate levels of consistency and independence. There were views expressed that the planning system needed clearly defined rules and measures.
- Questions about how the outcomes focussed approach interacted with other aspects of the planning system such as technical specifications, district policies, and broader government policies such as relating to tree canopy. It was suggested that some of the desired policy outcomes are actually strategic future directions and therefore not written in a manner that support outcomes focussed assessment.
- Conservation groups suggested that the protection and enhancement of biodiversity should be considered an appropriate outcome of the new planning system.
- The need for more clarity around how the outcomes focussed system would interact with appeal rights or avenues for challenging decisions was raised. It was suggested that the qualitative nature of assessment may lead to a higher rate of appeals of development approvals.
- The importance of appropriate numbers of and well-trained resources within the planning authority to allow effective assessment of applications under an outcomes focussed system. This was coupled with some concern about the increase in power that would rest with the authority under a qualitative assessment process.
- The importance of maintaining community consultation opportunities across development proposals.
- The potential for increased assessment timeframes under the new system.
- There were several suggestions that a review of the planning approach adopted for the Mr Fluffy blocks would be an appropriate way to evaluate the success of a more outcomes-focused approach to planning assessment.

The YourSay survey asked an explicit question on the outcomes focussed approach - ‘is it clear how the outcomes focussed approach will deliver better design outcomes?’. There were 113 responses, to this question with over 92% of respondents indicating that it was not clear how the outcomes focussed approach will deliver better outcomes.



5.1.2 Increasing urban density

The proposed new planning system, as effected by the Change Areas and FIAs incorporated in the district strategies, highlights the fact that all districts have a role to play in responding to population growth in the ACT. This prompted considerable discussion around housing and increasing urban density.

To that end, this was the most common area of feedback across all engagement activities. Almost half of this feedback was directly negative or opposed to increased density, another third of contributions offered qualified support. The feedback themes are outlined below.

Opposition to urban density

Negative feedback on increased urban density provided the following comments:

- The largest area of opposition related to specific proposed areas for infill, these are identified in the individual district discussion in this report
- Many respondents felt that their districts had already borne their share of urban densification, or that there were already enough 'high rise' in Canberra, such as in Woden
- Concern about impact on existing services and infrastructure including roads and public transport
- Concern about greater density impacting solar access and privacy
- Loss of established trees and gardens leading to increased heat island effect
- Loss of amenity and character of existing suburbs
- Loss of green, open space and both formal and informal recreation areas
- Negative impact on heritage areas
- Negative impact on health and wellbeing of residents
- Perception that increased density is driven by financial rewards for the government and the construction industry rather than being desired or needed by Canberrans.

Support for urban density

Feedback that was in support of increased urban density included the following themes:

- Opportunities to provide greater housing choice, including renewal of aged housing stock and diversity of housing types including town houses and small apartment blocks
- Positive impact on housing affordability through increased supply and explicit provision for social and affordable housing
- Allowing increased opportunities for aging in place as well as providing opportunities for younger people to live more centrally
- A more efficient use of land – both economically and environmentally
- Positive impact on local economic centres such as town centres and local shops
- There was an element of feedback that nominated particular areas where infill opportunities exist, including some that were not already identified as FIAs.

The Greater Canberra/Missing Middle Canberra open letter suggested that rezoning to support increased density is necessary to address a 'severe shortage of both private and social housing'.

Mixed views or 'maybe supportive'

Almost a quarter of feedback on proposed increased density suggested that urban infill strategies were appropriate in some instances, but provided suggestions on how that density should be delivered. These suggestions included:

- Many submissions that were negative about particular areas, identified alternate areas where infill could occur, such as in newer suburbs, on existing vacant land and along transport corridors or near town centres



- Appropriate rules that protect the existing character of the suburbs. This included suggestions such as controls around height, block and/or dwelling size and off-street parking
- The importance of well-designed developments to avoid the construction of ‘McMansions’
- Keeping infill developments moderate in size, scale and density
- Support infill with increased investment in community infrastructure and transport connections
- Importance of allowing enough parking in apartments and high rise to avoid parking on the streets
- Ensuring the density was not at the expense of the health and wellbeing of Canberrans both those already living in these neighbourhoods and those that would live in the new developments
- Complementing developments with appropriate open spaces to compensate for lack of personal outdoor space
- Providing clarity around timeframes, particularly for the FIAs to allow people time to plan and adjust to the changes in their neighbourhoods.

Increasing dual occupancy within existing residential zones

The community was also invited to consider changes to existing single residential homes through allowing dual occupancy developments, increasing the number of dwellings permitted in a multi-unit development in RZ2 and allowing RZ2 dwellings to be in the form of an apartment.

Most of this feedback, either in support or opposition of the proposal was couched in terms of increased urban density and is outlined in the section above.

Other related feedback included:

- Some suggestions that incentives could be used to encourage block amalgamation and infill, while others expressed views that the block sizes should not be changed
- There were also mixed views expressed about the appropriate calculation of plot ratios, which some considered to be at odds with the intent of encouraging dual occupancies. Similarly mixed views were expressed about proposals to remove the plot ratio requirement as part of the assessment requirements
- Feedback called for more detailed analysis of population projections to better inform discussion.

The YourSay survey question ‘Should the Government consider allowing more single residential homes to be built in our existing suburbs through increasing dual occupancy developments?’ received 134 responses, with 61 explicit ‘yes’ answers and 29 definitive ‘no’ replies. Based on sentiment, 71% were in favour of dual occupancy developments.

The Combined Community Council submission suggested that there is not a one-size fits all response to the proposed rezoning or ‘up-zoning’ of individual areas and proposed that the community engagement be used to ensure co design of precinct scale developments.

5.2 Territory Plan

The draft new Territory Plan was a significant feature of the revised planning system. Feedback explicitly on the Territory Plan included:

Simplicity of the Territory Plan

In keeping with the Project objectives, the ACT Government sought to understand if the draft new Territory Plan helped to make the planning system easier to understand. Feedback in response to this included:

- That it is complex, large in scale and difficult to understand. There was a view that the reshaping of the Territory Plan had not contributed to making the planning system easier to understand or navigate
- As discussed earlier in this report, the focus on outcomes or ‘subjective’ assessment criteria was not widely supported in the feedback



- Suggestions of areas of possible reform and improvement that have not been addressed in the revised draft Territory Plan
- A perception that it will increase approval timeframes.

Supporting documentation

- There were suggestions that some features of the design guides and technical specifications should be reflected more directly in the Territory Plan to provide greater certainty of outcomes
- The Planning Institute of Australia noted that ‘the link between the Territory Plan itself and supporting documents such as Design Guides is too tenuous and needs to be strengthened to give the Planning Authority capacity to refuse developments that do not meet quality design expectations.
- Concern that the movement of many of the rules and criteria to supporting documents to the Territory Plan reduces their legal status and may be downgraded through appeals and lack of legal enforcement.

Territory Plan content

- Several submissions provided detailed feedback on components of the plan including:
 - Suggesting improvements to the structure and providing clarity around the hierarchy of policies
 - Inclusion of an over-arching vision statement
 - Revisions to the Object of the Plan
 - Suggestions for greater reflection of Canberra’s role as the National Capital
 - Greater recognition of First Nation’s role
 - Greater emphasis on accessibility and inclusivity
 - Further details on biodiversity and environmental values
 - Requirements associated with increased future use of elective vehicles (EVs)
 - Feedback on the Dictionary and associated definitions
- Potential changes to the Living Infrastructure provisions as a result of the changes to the Territory Plan attracted both concern and support
- Suggestions were made that the Territory Plan adopt practical policies to support ‘missing middle housing’ including upzoning current zone and amending zoning around local centres.

A majority of responses to the YourSay survey question - ‘The draft Territory Plan introduces a number of policy changes. Do you have feedback on the policy for design being introduced?’ felt the broadness of the policies would impact the design quality of buildings and did not properly address the needs of the Canberra community to build sustainable and liveable areas.

Implementation

- There were suggestions that the development assessment system should comply with nationally agreed benchmarks, such as the ‘Development Assessment Forum’ (DAF)’s ‘A Leading Practice Model for Development Assessment in Australia’
- The community expressed concerns over appeal rights within the Territory Plan
- It was suggested that future changes to the Territory Plan, including, for example, changes to mandatory requirements, should be considered in the same way as a Territory Plan Variation and attract public notification.

5.2.1 District policies

There were not many specific pieces of feedback made on the district policies with most contributors focusing on the district strategies. The following feedback was received:

- Confusion about the role and relationship between the district policies and the district strategies



- Possible conflicts and questions about the hierarchy of district policies and other areas of the Territory Plan such as zone policies, land use tables and technical specifications
- District specific feedback suggesting amendments to individual policies.

5.2.2 Zone and other policies

Feedback received as part of this consultation included broad commentary and feedback on proposed changes to zoning policies as well as very specific technical feedback on individual zones and their uses. This detailed technical information is not captured in this report unless it was so frequent as to be considered a key theme.

Feedback on proposed changes to zone policies was dominated by feedback on changes to zoning to increased urban infill – this has been covered in the section 5.2

The following general feedback on zones was also received:

- Queries about how the zone policies will interact with the district strategies and with other government policies such as the target tree canopy levels, electric vehicle adoption and parking requirements
- Further clarity was sought on the transect areas and their relationship to zone policies
- Suggestions that commercial zone policies, particularly with regard to mixed use, are not working effectively and could be enhanced to support improved outcomes. Conversely the community representatives provided examples of CZ5 zoning where building height limits were considered inappropriate for the location
- Mixed feedback on proposed changes to include build-to-rent and community housing uses within RZ1. With some concern expressed about loss of non-residential community facilities and the potential for larger residential facilities to be developed. Others suggested that the zone rules be modified to more effectively enable community housing, retirement facilities and adaption of existing commercial facilities for alternate uses. For example, the inclusion of community housing in the community facility zone
- Concerned about proposed rezoning of areas that are potential floodways or environmentally sensitive areas
- Mixed feedback on rezoning of land such as agricultural areas or horse paddocks – with views expressed in support and opposition to this land being rezoned to residential
- Suggestion that the recent changes to zone rules to enable redevelopment of Mr Fluffy blocks should be evaluated and provide lessons learnt for future zone changes
- A number of property owners provided submissions suggesting rezoning of land they owned to provide potential for alternative developments
- There were a large number of site-specific comments about potential zone changes associated with FIAs
- The ACT Rural Landholders Association of Farmers provided a range of suggestions with respect to zones and requirements for rural land, including the suggestion to convert areas from broadacre zoning to a rural zoning
- Conservation groups suggested that land use policies should play a role in protecting off-reserve conservation areas
- Calls for more transparency about zone changes and the potential impacts on existing areas. There was some confusion expressed around what was proposed in terms of zone changes with respect to implementation of the district strategies
- Calls for increased consultation on zone changes in individual areas.

5.2.3 Design guides

The concept of the design guides as proposed in the new planning system was presented to the community in a document called Design Guides: Explanation of Intended Effects (EIE). The following feedback was provided based on this document:



- The greatest area of feedback on the design guides was the opinion that the EIE document was released too late in the consultation process. It was frequently suggested that the draft design guides, once prepared, should be made available to the community for comment further
- A number of additional design guides were suggested including a mixed used design guide and a commercial design guide
- Ensuring that the design guides were enforceable was raised.

The design guides were the focus of a number of survey questions, with feedback as follows:

- There were 83 responses to ‘How easy is the structure of the Design Guides to understand and use?’ with 28% saying ‘yes’ and remaining responses answering ‘no’
- There were 70 responses to ‘Do you have any feedback on the development threshold definitions for the UDG – did we get it right?’ survey question with 29 unsure of what ‘UDG’ was or where to find the document. Other responses related to zoning, subdivision of RZ1 areas and a desire to keep greenspaces and trees, as they align with the Canberra character and the designs of older homes
- ‘It is clear what the requirements are and how they are referenced in the Territory Plan?’ received 73 responses with 14 responding ‘yes, it is clear’, other responses felt the number of connecting documents and the language used made the requirements difficult to find and understand fully.

Design guides content

- Some concern the design guides did not effectively reference the importance of community engagement as part of achieving quality design
- It was suggested the design guides lacked ‘out of the box’ thinking such as considering Uber Air, e-scooter drop-offs and internet capability
- The importance of design guides meeting accessibility and inclusivity requirements was highlighted
- The importance of design guide aspirations also being able to meet regulations was highlighted with ‘green-walls’ used as an example of design aspirations that were proven to be incompatible with ACT fire-safety requirements.

In response to the YourSay survey question ‘What are some of the key design outcomes you would like the design guides to include?’, the inclusion of trees and greenspace was mentioned most often, with community members voicing desire for more climate mitigation and designs that align with being a garden city. Higher housing density, affordability, and better use of vertical space for parking were supported by survey respondents. Preservation of the current population’s wellbeing and the accessibility of home and building designs were also mentioned.

Responses to ‘What do you think are the key areas for sustainability that should be strengthened in the design guides?’ mainly addressed greenspace, protected blue-green areas and improved public transport. Housing design, such as no new gas connections and tree canopies were also mentioned frequently. Stronger reinforcement of design and building compliance was also suggested by several contributors.

5.2.4 Technical specifications

There were a range of amendments proposed to the technical specifications with a number of respondents suggesting that a more detailed analysis would be required to provide comprehensive feedback. It was suggested that this was not feasible in the consultation timeframe.

Some general feedback on the technical specifications included:

- The government should provide a detailed analysis of the proposed changes and their impacts, providing examples that will help industry and the community under what is proposed and consider the implications
- Concern that the technical specifications feature statements that are qualitative, broad in nature and not measurable which will make consistent decision-making and assessment difficult



- The importance of the technical specifications being easy to understand and work with was highlighted
- Concern was expressed about the technical specifications sitting outside the Territory Plan and therefore able to be modified without the oversight of the Assembly or the broader community
- Requirements by referral entities such as water and energy utilities may require extra consideration as they tend to be prescriptive in their requirements which may not integrate well into the new system.

30% of the 83 responses to 'The district and technical specifications are an important part of ensuring compliance under the new planning system. Do you have any feedback on the draft district and technical specifications?' survey question addressed compliance, with contributors worried about the enforcing of building regulations and guidelines. Feedback from contributors also included concerns for parking, densification, and protected greenspace.

There was also a large amount of very specific feedback on individual technical specifications from transport, parking and movement, end of trip facilities, heat protection, adaptable housing requirements and controls around privacy and primary windows, to individual land use policies.

5.3 District Strategies

The district strategies are a new level of strategic planning to set the direction and intended future planning outcomes for Canberra's nine districts to guide future growth. They seek to progress the 5 big drivers of the planning system and are enabled by 12 implementation pathways. Each district strategy identifies a range of initiatives, change areas and future investigation areas.

The individual district strategies attracted significant feedback. This section provides an outline of the feedback received on each individual district strategy.

There was also some feedback that related more broadly to the establishment of district strategies. This feedback included:

- Suggestions that district strategies should exist for all the ACT, including non-urban areas. This view was expressed by a range of respondents, in particular those representing rural landholders
- A view that the district strategies should be given greater weight in the Territory Plan was shared by some industry representatives as well as across the community
- District strategies should be integrated with the forward plans and proposals of other ACT Government directorates. It was noted that there are currently some misalignments between the plans of agencies and the activities outlined in the district strategies
- It was suggested that the district strategies needed to better reflect a range of information including:
 - The principles of Caring for Country
 - Current/updated population data
 - Areas that are managed by the National Capital Authority and how that relates to the implementation of the strategies
 - Active travel network information
 - Conservation groups suggested that the maps in the district plans were not detailed enough to understand how conservation areas would be recognised with many overlays missing
 - The district strategies should provide long-term land use information to support the diversification of clubs, particularly around local centres
 - The ACT Government Infrastructure Plan, once it has been completed
- There were questions raised about how existing documents such as master plans, the city plan and other existing documents relating to centres across Canberra were factored into the district strategies



- A regular review period for the district strategies was suggested
- Many people provided explicit clarification and corrections in the district strategy maps – these have not been covered in this report.

There were 105 responses to the YourSay survey question ‘It has been a few years since we spoke to you about the character of your district. Are there any more things about your district we should include in the character description?’ Trees, greenspace, leafy-green suburbs, and single-storey dwellings were mentioned most often when discussing Canberra character. Wildlife, safe active travel options, lower density residential areas, and conservation of heritage suburbs were also mentioned several times.

Areas of change and Future Investigation Areas

The identification of change areas, marked as proposed, possible and potential as well as the shaded FIAs on each of the district strategy maps attracted a lot of attention during the consultation.

Feedback on this proposed changes included:

- Concern was expressed about the large number of identified for change across Canberra which all require further analysis and how development of these areas would progress. Are sufficient resources available to progress these? How will they be prioritised? Should further analysis have already been undertaken before they were identified in the district strategies?
- Concern was expressed about the impact of identifying these areas and the subsequent impact on properties surrounding those areas, with some suggestions that until these areas are further investigated, they shouldn’t be so clearly identified
- The importance of ensuring appropriate infrastructure planning was put in place to support the changes was highlighted. The Public Transport Association of Canberra noted the importance of public transport connections to new development areas
- There were calls for further consultation and improved communication to residents near/in change areas and FIAs to help them understand what is being proposed for their areas. There were a number of respondents who assumed their land had been automatically rezoned, or that their property would be compulsorily acquired by the government
- In response to the YourSay survey question ‘Future investigation areas (FIAs) are areas that may be suitable for future redevelopment for housing. Are there particular things we should consider as we plan our future investigations in these areas?’ Over 40% of responses addressed urban density, with a majority of feedback holding positive sentiment for higher density living in FIAs for better affordability and safety. Public transport linkages and light rail accessibility were the next most mentioned, followed by inclusion of trees and greenspace, and sustainable design
- The response to the YourSay survey question ‘Do you have any feedback on individual future investigation areas (FIAs)?’, of the 104 responses, almost half of the comments suggested that FIAs for higher density development should be focused on community centres, the CBD and public transport corridors. Maintaining green space was mentioned frequently for most FIAs. Specific areas identified in feedback included:
 - Curtin – maintaining green space, no edge streets
 - Woden – more facilities to match population
 - Downer – housing density
 - Narrabundah – transport options
 - Reid – heritage design
 - Tuggeranong – recreation/entertainment options
 - Molonglo Valley– mixed dwelling.



5.3.1 Belconnen District Strategy

Table 3 below outlines the areas of feedback that were most common with respect to the Belconnen District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2.



Table 3. Belconnen district feedback summary

Theme	Description
Blue-green network	<p>Sustainability</p> <ul style="list-style-type: none"> • Respondents felt the documents require stronger, articulated initiatives to meet net-zero by 2045 • Sustainable housing (including infill), increased environmental protection, and restoration of waterways and riparian corridors was desired • It was suggested new suburbs should be zero emissions • Causes and impacts of heat islands and wind tunnels were noted <p>Water</p> <ul style="list-style-type: none"> • Desire was expressed for waterways and floodplains to be retained, enhanced, and protected • Consideration was requested for water security to support the growing population <p>Blue-green network</p> <ul style="list-style-type: none"> • Respondents desired better articulation of opportunities and challenges when enhancing the blue-green network with additional areas for inclusion proposed <p>Greenspace and wildlife</p> <ul style="list-style-type: none"> • Desire was expressed to maintain green space and reduce development. Many respondents did not want development to occur around Lake Ginninderra • Green space and it's maintenance was highly valued • Respondents noted that conservation needed to be prioritised, identifying opportunities to better protect significant ecological habitat, plants, and animal species, while enhancing corridors, and linking open spaces • Support for the adoption of the principles outlined in the Biodiversity Network paper was expressed. The paper proposes strategies for protecting and enhancing the ACT's natural places <p>Landscaping</p> <ul style="list-style-type: none"> • Opportunities to improve landscaping in public areas to create green pockets were noted <p>Environment/ trees</p> <ul style="list-style-type: none"> • Trees were valued for shade, and amenity, and reducing heat islands Concern was expressed about areas of low canopy cover • Respondents wanted mature trees to be maintained, and additional plantings of tree and shrubs to occur supporting increased canopies, and greening town centres



Theme	Description
Economic access and opportunity across the city	<p>Waste management</p> <ul style="list-style-type: none"> Concerns were raised about proposed waste management locations, with current locations generally preferred <p>Economic activity</p> <ul style="list-style-type: none"> Concerns about the location and negative impact of businesses on Emu Bank with respect to the neighbouring residential areas. Support desired to create, maintain, expand, and strengthen existing economic centres
Strategic movement to support city growth	<p>Transport (general)</p> <ul style="list-style-type: none"> Desire was expressed for accessible transport with higher density housing near key transport links. It was requested the strategy include detail about pre-existing and new transport corridors <p>Infrastructure</p> <ul style="list-style-type: none"> The need for supporting infrastructure was noted including electric vehicle charging infrastructure, and more park and ride locations <p>Paths and active travel</p> <ul style="list-style-type: none"> Respondents desired more paths, and repairs to the existing ones Accessibility of existing paths was noted as an issue <p>Light rail</p> <ul style="list-style-type: none"> Mixed views were provided about whether or not light rail was beneficial, or worth the cost of investment, with alternate route suggestions put forward Respondents wanted to see Kippax and the Belconnen town centre, connected to the light rail network <p>Cars, roads, and traffic</p> <ul style="list-style-type: none"> Respondents desired reduced congestion, greater safety, more road maintenance, and additional roads Concerns were expressed that increased density will further increase pressures on the road network
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> Mixed views toward the creation of higher density areas and where they could be located. More information about how increased density might work in the district was desired Interest in higher density to be located near key services and hubs was notable Mixed views toward high-rise buildings were received, with height restrictions suggested Desire that where higher density occurs, it be linked with affordability Concerns about the impact of density on the heat island effect Desire was expressed for more family friendly town houses with garden space prioritised. The potential for separate titles for subdivided blocks was noted as an opportunity Locations for medium density housing were proposed More social, affordable housing, spread fairly across the city was desired with increased detail on how housing needs would be addressed <p>RZ1/RZ2 zoning changes</p>



Theme	Description
	<ul style="list-style-type: none"> Some respondents expressed distrust or caution toward RZ1/RZ2 zoning changes, while others were in favour Some suggested they would be more in favour if trees and appropriate garden space and quality of the development is maintained, without areas feeling ‘cramped’ Respondents noted locations where zoning changes could be beneficial, or presented a risk It was suggested property owners apply to change their zoning, rather than it happening as a general rule More clarity around zoning changes being proposed was desired <p>Retirement and aging housing</p> <ul style="list-style-type: none"> Respondents desired the ability to age in place The increasing demand for services and housing opportunities in the retirement living and residential aged care sector was noted Concern was raised that down-sizers aren't given a viable alternative to a large home, desiring quality apartments that are 3 or 4 bedrooms <p>Canberra character</p> <ul style="list-style-type: none"> Respondents valued the high residential amenity of long-established suburbs, its bush character, and the garden city Concern was raised that overdevelopment and high density housing would lead to a loss of character It was noted that no links were made to history of place – Indigenous, natural or colonial
Inclusive centres and communities	<p>Inclusivity</p> <ul style="list-style-type: none"> Suggestions were made to improve services, facilities, and assets to increase inclusivity <p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> Respondents were concerned about the neglect and decline of existing hubs. Desire for renewal and improvement of facilities and the public realm, with increased activation to keep up with changing needs More businesses within walking distance from homes was desired with opportunities for locations of new hubs identified <p>Affordability</p> <ul style="list-style-type: none"> Affordability of housing was viewed as important <p>Community infrastructure</p> <ul style="list-style-type: none"> Include more parking at regional hubs like the Belconnen Interchange, light rail stops, near schools, shops, town centres, transport hubs, and areas of higher density Desire for more maintenance of existing community infrastructure, activity hubs, and streetscapes throughout the district <p>Heritage</p> <ul style="list-style-type: none"> Desire was expressed to protect the fire station near the town centre, and Benjamin Offices Desire was expressed for stronger connection to history of place including Indigenous, natural, and colonial. <p>Education</p> <ul style="list-style-type: none"> Concern that all of the University of Canberra campus would become an innovation centre



Theme	Description
	<ul style="list-style-type: none"> • Locations of future schools should be noted, with concern expressed that existing schools are accommodating more students than intended. Locations for possible schools were noted • Schools and child care should be a reasonable, convenient distance from homes <p>Recreation facilities</p> <ul style="list-style-type: none"> • Swimming pools, playgrounds, dog parks, sporting areas, jetties, supported with higher quality amenities • Mixed views were expressed about whether the stadium should remain in Bruce or move to Civic • Mixed views were shared in relation to whether horse parks should be retained <p>Public health</p> <ul style="list-style-type: none"> • Desire was expressed for a second major hospital to be located in Belconnen
District strategies general, including Change Areas and FIAs	<p>Existing and future developments</p> <ul style="list-style-type: none"> • Strong negative sentiment was demonstrated toward development of the existing open green spaces surrounding Lake Ginninderra • Mixed views were expressed toward the Westfield and Belconnen Town Centre development, and future needs of the area • Sense of missed opportunity for UC, Calvary, AIS, Bruce and CIT and the areas that surround them • Respondents noted that some expected developments have not been included



5.3.2 East Canberra District Strategy

Table 4 below outlines the areas of feedback that were most common with respect to the East Canberra District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2



Table 4. East Canberra district feedback summary

Theme	Description
Blue-green network	<p>Sustainability</p> <ul style="list-style-type: none"> Concern about potential negative impacts new industrial developments would have on the agricultural sector, particularly the soil Suggestions the documents require stronger, articulated initiatives to sustain and grow the current agricultural sector <p>Water</p> <ul style="list-style-type: none"> Concern the district strategy does not emphasise protection of the extensive groundwater aquifer in the Majura Valley Planning and management of our water supply was noted as a priority It was noted that building a light industrial site near waterways could have a detrimental impact and lead to significant spike in contaminants, which run directly into the Canberra community's water supplies Concerns raised that Majura Parkway, Majura Road and airport precinct provide no pollution controls to stop pollutants from entering these waterways <p>Blue-green network</p> <ul style="list-style-type: none"> The survival of flora and fauna through connectivity among nature reserves for was suggested as a priority It was suggested that a definition be provided in the district strategy for the 'Environmental Conservation Precinct' along with mechanisms on how environmental conservation will be achieved Support for enhancing, restoring and re-connecting priority areas of woodland Some contributors supported opportunities to enhance the primary blue-green network for recreation benefits in highly used recreational tracks and linkages <p>Greenspace and wildlife</p> <ul style="list-style-type: none"> Desire was expressed to enhance, restore and connect priority areas of grassland. Concerns were expressed that preserving the grasslands, contradicts with areas identified as future employment precincts Maintaining and protecting biodiversity, particularly endangered species in the area was highly valued Farmers take stewardship in planting a dense line of native trees to help the landscape and habitat thrive, supporting the current landholders will enhance the woodland connectivity Contributors noted that enhancing the East Canberra district landscape holistically is the sustainable approach to a biodiverse and vibrant landscape



Theme	Description
Economic access and opportunity across the city	<p>Industrial area</p> <ul style="list-style-type: none"> Concern that developing industrial-related areas would directly counteract the outcomes desired in the blue-green network driver and may result in the diminution of the rural landscape, in particular impact the Pialligo precinct and Majura Valley. It was suggested that land use should be reserved for industrial land in Fyshwick, Hume or Beard, not the Majura Valley, to help give legitimacy and strength to Canberra as a food and wine destination. Residents of Majura Valley expressed concern that heavier land use has the potential to destroy the quality of the soil for market gardens and growing crops. Land should be preserved for agriculture It was noted that retaining the agricultural and environmental elements free of industry will allow for more sustainable, niche opportunities for the enjoyment of the Canberra community <p>Economic opportunity and employment</p> <ul style="list-style-type: none"> Concerns were raised that the district strategy does not adequately consider agriculture and tourism economic opportunities. It was suggested that by encouraging employment opportunities in agriculture, it will improve economic opportunities in districts with a shortage of jobs Concerns that the district strategy places the highest priority on economic development rather than maintaining the cultural and heritage values, social and ecological benefits, and creating a food and flood buffer for the city. It was noted that Agri-tourism done sensitively would help support rural operations through diversified income, with a desire to encourage farm tourism and rural produce activities as key opportunities for the Majura Valley area Contributors expressed a desire for eco-tourism to be the focus for the land north of Ikea More opportunities to showcase farmers sustainable practices to a broad range of people through shop fronts, tours and interactive experiences on a daily basis is desired <p>Agriculture and food security</p> <ul style="list-style-type: none"> Contributors expressed concerns around the leasehold system and how short-term leases are currently creating uncertainty for the rural community and food security Desire was expressed for an increase in leases to a minimum of 10 years as long-term leases, providing security to invest in their businesses Contributors noted that the district strategy seeks to retain capacity within the district for agriculture and food production, however, there is no explicit actions identified to achieve this. For example, how will the strategy support food and fibre initiatives? Contributors felt that food, heritage, and agriculture are scarcely mentioned within the district strategy Some contributors suggested that as a risk management strategy, the ACT needs to have better food security when extremes come, such as a pandemic, and that the district strategy is silent on food security.
Strategic movement to	<p>Transport</p> <ul style="list-style-type: none"> Desire was expressed for public transport access for Oaks Estate residents



Theme	Description
support city growth	<ul style="list-style-type: none"> Contributors noted that all new proposed public transport routes should be accessible by foot Opportunities to improve public transport links around the periphery of the ACT, especially in adjoining NSW towns and villages were noted as a possible improvement idea Contributors felt that re-servicing the Symonston area with public transport should be made a priority <p>Paths and active travel</p> <ul style="list-style-type: none"> Contributors expressed desire for better walking and cycle paths to be constructed along the Molonglo River for commuting to Canberra from Oaks Estate which can be used for recreational use Concern was expressed about Oaks Estate having no continual pathways on the streets for safe active travel <p>Heavy rail</p> <ul style="list-style-type: none"> Mixed views were provided about whether or not heavy rail was beneficial, or worth the risk to the ecological footprint, with alternate route suggestions put forward Contributors felt that the present offsets, withdrawal clauses, short-term and expired leases aren't sustainable for the benefit of heavy rail <p>Transport corridors</p> <ul style="list-style-type: none"> Concerns were expressed that the district strategy indicates that major road transport corridors should be protected but fails to identify these corridors Concern was expressed about expansion of major transport routes across leased agricultural and rural blocks which could be destructive to the ecological footprint Respondents felt that the planning for surrounding land uses, including transport corridors, needs to be done with appropriate community consultation and realistic compensation for those negatively impacted.
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> Desire was expressed for Oaks Estate to remain residential – not transitioned or viewed to an industrial area Concerns were raised that there is no mention of long-term plans for public housing in Oaks Estate Contributors were happy to see housing developments have not been planned within the Majura Valley area
Inclusive centres and communities	<p>Inclusivity</p> <ul style="list-style-type: none"> Suggestions were made to include Oaks Estate under the Inner South district strategy to increase inclusivity <p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> Contributors noted that the Majura Valley is already well serviced by the services and facilities around the airport, however, there were concerns about the lack of community services and facilities available for the Oaks Estate, Pialligo, and Symonston residents <p>Affordability</p> <ul style="list-style-type: none"> Affordability of housing was viewed as important within the Oaks Estate area <p>Canberra character</p>



Theme	Description
	<ul style="list-style-type: none"> Contributors expressed views that the Majura Valley is a special area within Canberra which should be maintained and promoted as an agriculture and tourism precinct <p>Heritage</p> <ul style="list-style-type: none"> Concerns were raised over how the Majura Valley heritage protection order will fit into the new East Canberra District Strategy Desire was expressed to maintain the Aboriginal and European heritage East Canberra holds <p>Recreational facilities</p> <ul style="list-style-type: none"> Contributors expressed desire to maintain the sporting and recreation precinct in the East Canberra district There were concerns about the lack of recreational facilities available for Oaks Estate, Pialligo and Symonston residents
District strategies general, including Change Areas and FIAs	<p>Existing and future developments</p> <ul style="list-style-type: none"> Contributors suggested developments near independent and successful farming land be kept to a minimum



5.3.3 Gungahlin District Strategy

Table 5 below outlines the areas of feedback that were most common with respect to the Gungahlin District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2



Table 5. Gungahlin district feedback summary

Theme	Description
Blue-Green Network	<p>Sustainability</p> <ul style="list-style-type: none"> Contributors felt the documents require stronger explanation on how they will achieve zero carbon transition initiatives within the new greenfield suburbs Contributors noted that further investment is needed to improve the canopy cover and reduce the heat island impact <p>Blue-green network</p> <ul style="list-style-type: none"> Contributors noted that all current reserves and large natural urban open spaces are retained and not at risk from development Concerns were raised that the blue-green network is too vague as it does not adequately consider conservation and biodiversity value of sites Develop strategies for the design and management of reserves to allow the public to visit whilst protecting biodiversity <p>Greenspace and wildlife</p> <ul style="list-style-type: none"> Desire for adequate green space and permeable surfaces for all new developments Protection of native wildlife was important, with concerns raised about the impact of infill on biodiversity and ecology Desire was expressed to restore waterways and repair corridors including along Ginninderra Creek and around Yerrabi and Gungahlin ponds to enhance water quality <p>Environment/ trees</p> <ul style="list-style-type: none"> Contributors wanted mature trees in the current and future Gungahlin development footprints to be preserved and maintained Contributors expressed desire for a tree canopy percentage requirement to be established for new developments, along with measures to mitigate soil compaction near trees Opportunities to improve landscaping in public areas to provide shade and soften the visual impact of concrete developments and carparks
Economic access and opportunity across the city	<p>Economic activity</p> <ul style="list-style-type: none"> Concern about how improving economic opportunity and employment is achievable when there is a lack of available commercial land It was noted that the proposed economic development and job changes do not appear to fully align with the growing demand and needs of the community



Theme	Description
	<ul style="list-style-type: none"> • Concern about a mismatch between the number of available jobs and the number of people who reside in the district • Contributors desire better investigation on how employment opportunities will be delivered in the district • It was noted that Casey could be a good example that has capacity for future employment opportunities
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> • Lack of adequate public transport connectivity was a strong theme across consultation • Desire to enhance public transport connections within each suburb as well as rapid links between the group centres • It was noted that light rail lacks connection to other districts, making it difficult to reduce car dependence <p>Paths and active travel</p> <ul style="list-style-type: none"> • Contributors desired further development of the active travel network, especially improvement to footpaths • Desire to create off road cycle lanes <p>Cars, roads, and traffic</p> <ul style="list-style-type: none"> • Concerns raised over the current road system not being adequate for the rapid district growth • Desire for a better road network for the district that is capable of handling future needs before further development takes place • Suggestions that a traffic management and public transport strategy be developed for the district
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> • Mixed views toward high-rise buildings were received, with height restrictions suggested • Desire for medium density housing was a strong theme across the consultation
Inclusive centres and communities	<p>Inclusivity</p> <ul style="list-style-type: none"> • Contributors wanted new and existing facilities to be designed with inclusivity in mind • Desire for greater inclusion and resourcing for First-Nation's people within the district strategy, with Indigenous elements included in the urban design <p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> • Contributors were concerned about the lack of community facility land available and existing facilities to cater to expected population growth in planning, particularly for greenfield suburbs • More parking near schools, shops, town centres, transport hubs, and near areas of higher density <p>Affordability</p> <ul style="list-style-type: none"> • Affordability of housing was viewed as important <p>Recreational facilities</p> <ul style="list-style-type: none"> • Desire for a wide range of recreational and sporting infrastructure across the district to meet increasing demand • Better maintenance of existing recreational facilities <p>Public health</p>



Theme	Description
District strategies general, including Change Areas and FIAs	<ul style="list-style-type: none"><li data-bbox="416 232 1442 277">• Desire was expressed for a hospital to be located in Gungahlin<li data-bbox="416 300 1442 403">• It was noted that the proposed development of an aged care facility at the Gungahlin Homestead site, must honour and celebrate the heritage of the existing site



5.3.4 Inner North and City District Strategy

Table 6 below outlines the areas of feedback that were most common with respect to the Inner North and City District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2.

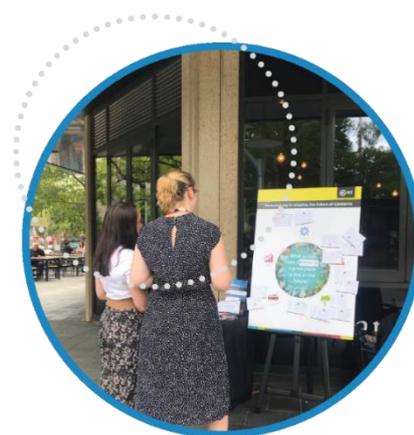


Table 6. Table Inner North and City district feedback summary

Theme	Description
Blue-green network	<p>Sustainability</p> <ul style="list-style-type: none"> • Sustainability of new dwellings as part of new developments was a priority • Contributors were concerned about the potential negative impacts of increased density on the environment and tree canopy, however infill was noted to be more sustainable than greenfield development • Urban heat mitigation, and solar access were noted as priorities • Contributors desired increased care for waterways, including greater naturalisation and biodiversity, particularly for Sullivans Creek • Planning and management of our water supply was noted as a priority <p>Greenspace and wildlife</p> <ul style="list-style-type: none"> • Contributors desired increased maintenance and care for green space, supporting them to meet unrealised potential, including increased underplanting and rewilding • Protection of the Mount Ainslie reserve was a strong theme, as well as conservation of inner hills, and increased connectivity of green spaces • Accessible green space including parkland was viewed as important for physical and mental health. This was supported through desire for increased urban greenery • Protection of native wildlife was important, with concerns raised about the impact of infill on biodiversity and ecology <p>Environment/ trees</p> <ul style="list-style-type: none"> • Preserving established trees and further building canopies to reduce urban heating was a strong theme • Concerns were raised about negative impacts of urban infill on the tree canopy
Economic access and opportunity across the city	<p>Agriculture</p> <ul style="list-style-type: none"> • Contributors were not supportive of turning Majura Valley farmland into industrial land <p>Economic activity</p> <ul style="list-style-type: none"> • Contributors desired rejuvenated local centres and for businesses to be incorporated into residential developments
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> • Contributors desired better integration between transport modes, shorter travel times, and more public transport, particularly on weekends, and that this was needed to better support densification



Theme	Description
	<ul style="list-style-type: none"> Concerns were raised that a push for the uptake of public transport, while positive, is not realistic. Free public transport was suggested to increase use Desire for supporting infrastructure for electric vehicles was noted Contributors identified traffic challenges including safety, congestion, and noise Opportunity was noted to close some streets to traffic and create car-free days <p>Paths and active travel</p> <ul style="list-style-type: none"> Contributors wanted to see active travel and pedestrianisation prioritised, with an improved, accessible network of footpaths A significant number of contributors noted areas they don't feel safe undertaking active travel Contributors suggested more bike infrastructure including storage and segregated cycle paths <p>Light rail</p> <ul style="list-style-type: none"> Contributors were positive about the light rail and desired network expansion, though there was concern about potential routes Concerns were also raised about overcrowding, and light rail only being convenient for those living or working near it <p>High speed rail</p> <ul style="list-style-type: none"> Mixed sentiment was expressed about the highspeed rail. Concerns were predominantly relating to the proposed route via Mount Ainslie reserve. Contributors sought more detail about the implications of the proposed route
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> Mixed sentiment toward increased density was expressed. Specific recommendations were made about areas to change or leave zoning There was greater support for higher density to occur in the city and near public transport hubs Less changes to density were desired in the Inner North and City suburbs, notably contributors were concerned about seeing development occur on Ainslie Avenue, and in Reid Solar access, high buildings, and low-quality constructions were raised as concerns Contributors desired an increase in affordable and social housing Increased availability and quality of medium-density housing was desired, however the proposed medium-density apartments between Amaroo St and Boroondara St in Reid were opposed <p>RZ1/RZ2</p> <ul style="list-style-type: none"> Mixed sentiment existed around whether or not to increase suburban density. Distrust toward zoning changes was expressed. Contributors were concerned zoning changes in their suburb would result in a loss of character <p>Canberra character</p> <ul style="list-style-type: none"> Contributors desired to retain garden city/ bush capital character, and were concerned it would be lost through increased densification Ambience, and open spaces that allow easy access to recreation were highly valued The high heritage value of locations in the Inner North and City, and the importance of maintaining heritage was expressed



Theme	Description
	<ul style="list-style-type: none"> Contributors desired protection of heritage including Reid, historic city railroad remnant (in Reid near CIT), Ainslie, Majura Valley Farm, and surrounding mountains <p>Schools</p> <ul style="list-style-type: none"> Concern was raised about existing schools being at full capacity, presenting increased challenges with proposed further densification The importance of available public education was noted with contributors desiring upgrades to existing schools, and the creation of new schools, particularly high schools <p>Recreational facilities</p> <ul style="list-style-type: none"> Concerns were raised in relation to the sale of public assets and facilities Contributors enjoyed having access to pools, playgrounds, and sports grounds, but felt these spaces needed renewal as they have deteriorated over time Contributors had mixed views in relation to plans for land with equestrian facilities such the Canberra Riding Club Pony Club, and the Hackett Horse Paddocks <p>Parking</p> <ul style="list-style-type: none"> It was noted that active travel and public transport isn't a viable option for many and that availability of parking is important Concerns were expressed that there is insufficient car parking included particularly for higher-density developments, schools, shops, and on-street, suggesting that higher densification will require better planning, and strategies to support future parking needs
Inclusive centres and communities	<p>Inclusivity</p> <ul style="list-style-type: none"> Support mechanisms were desired for higher needs community members including accessible features, sensory-friendly shops, housing that supports people with disabilities and aging in place Cultural diversity was desired <p>Community. hubs – local, group, and town centres</p> <ul style="list-style-type: none"> Contributors felt that hubs and centres had become dilapidated and desired more to make these spaces attractive, bringing people to the area Opportunity was noted for increased access to a variety of shops, liveliness, events, amenities, green space, and recreation areas Homelessness in community hubs was noted as an ongoing issue <p>Affordability</p> <ul style="list-style-type: none"> Contributors desired affordable housing, including property purchase, rates, and rental
District strategies general, including Change Areas and FIAs	<p>Existing and future developments</p> <ul style="list-style-type: none"> Strong negative sentiment was expressed toward change and densification in Reid. Contributors wanted the remnants of the railway in Reid protected, and its surrounding green space Contributors desired quality builds in future development Contributors provided feedback on a variety of projects and potential projects including, Thoroughbred Park, and activation of Lake Burley Griffin, Civic Pool, UNSW's development of the old CIT Reid site, EPIC, Dickson, Braddon, Downer, and horse paddocks in the Inner North



5.3.5 Inner South District Strategy

Table 7 below outlines the areas of feedback that were most common with respect to the Inner South District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2.



Table 7. Inner South district feedback summary

Theme	Description
Blue-green network	<p>Sustainability</p> <ul style="list-style-type: none"> Contributors were concerned about the environmental impacts of urban density, particularly as a creator of urban heat Where infill occurs it is desired that it is sustainable, energy efficient, climate resilient and doesn't negatively impact solar access <p>Blue-green network</p> <ul style="list-style-type: none"> Contributors were in favour of blue/green corridors, but were concerned that there wasn't enough being done to improve environmental protection While contributors were in favour of proposed changes at Jerrabomberra wetlands, they desired environment and cultural heritage elements be protected <p>Greenspace and wildlife</p> <ul style="list-style-type: none"> Contributors were concerned about the loss of green space Green space such as parkland and community gardens were valued for physical and mental health benefits There was a strong theme of concern relating to planned changes along the Yarralumla Creek corridor, with this space being suggested as highly valuable to the community Concern was raised for threatened species in the Inner South, with preservation of wildlife and habitat desired Contributors noted that more effort needs to be made to reduce heat island impacts in Fyshwick <p>Environment/ trees</p> <ul style="list-style-type: none"> Contributors desire that the tree canopy be maintained and expanded Concerns were raised that mature trees for shade would be lost through the densification process Contributors desired that heritage forests be retained, and significant trees conserved
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> Contributors desired more public transport with increased connection to hubs, and higher frequency of services to support increased density Contributors had mixed views surrounding the co-location of higher density areas near public transport hubs. Concerns were predominantly relating to proposals for Adelaide Avenue Accessibility was noted as an issue, particularly challenges accessing stops and challenges for the elderly. Mobility as a service was noted as an opportunity A multimodal hub near Fyshwick was desired Infrastructure to support electric modes of transport was desired



Theme	Description
	<ul style="list-style-type: none"> Contributors identified current and potential future traffic challenges, raising densification as a challenge for the future of the road network <p>Paths and active travel</p> <ul style="list-style-type: none"> Contributors desired greater focus on active travel with increased safety, improved routes, bike infrastructure, pedestrian and cycles bridges Mixed views about the Yarralumla Creek corridor <p>Light rail</p> <ul style="list-style-type: none"> Mixed sentiment was expressed toward the extension of light rail and the expense of the rail infrastructure in comparison to electric buses Access and connection to proposed light rail on Adelaide Avenue was a concern for contributors Desire was expressed to connect the light rail route to the heavy rail location at Kingston For those in favour of light rail, additional routes were desired, including an extension from Fyshwick to Queanbeyan <p>Heavy rail</p> <ul style="list-style-type: none"> Relocation of the heavy rail corridor was seen positively Contributors desired better connection of the Kingston rail station to other public transport modes, and greater consideration for the future of the rail station
Economic access and opportunity across the city	<p>Industrial area</p> <ul style="list-style-type: none"> Prevent sprawl of Fyshwick into residential areas Concerns were raised about Majura Valley being flagged as an employment/ industrial area, with support for local farming Contributors encouraged a long-term transition towards a mixed-use Fyshwick with greater emphasis as an employment and innovation hub. <p>Economic activity</p> <ul style="list-style-type: none"> Concerns were raised that infrastructure for business can't meet current demand, and the further strain that may be created due to increased density Contributors would like more information on plans for business and commercial activity Concern was expressed about impact of proposed changes on property values
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> There were mixed views toward increased density throughout the Inner South. Locations which could or should not support increased density were both identified Many contributors felt negatively toward proposed changes and increased densification around Adelaide Avenue, and the impact of this on Yarralumla and Deakin residents, however some contributors were in favour of this approach Height limits were desired to support solar access, as well as for density to occur around transport and community hubs Desire was expressed for more housing options including more medium density housing. Suggestions for appropriate locations were put forward Contributors felt investment in schools, community hubs, and infrastructure is required to support proposed densification Contributors said affordable seniors housing is required to meet the needs of the district and support the Inner South's ageing population



Theme	Description
	<ul style="list-style-type: none"> Concerns were raised that embassies were not appropriately considered in the district strategy <p>RZ1/RZ2 zoning changes</p> <ul style="list-style-type: none"> Contributors viewed the proposal to increase dual occupancy developments within existing suburbs as an important form of gentle density, it was preferred over multi-unit dwellings It was noted that in order for changes to zoning on dual occupancy developments to be successful, it must maintain character of the area whilst ensuring retention of existing tree cover and vegetation <p>Canberra character</p> <ul style="list-style-type: none"> Contributors desired to retain garden city/ bush capital character, and were concerned it would be lost through increased densification Concern was expressed that the densification of Yarralumla and Deakin is in opposition to the character of Canberra Desire for increased cleaning, maintenance, planting and amenity was noted
<p>Inclusive centres and communities</p>	<p>Inclusivity</p> <ul style="list-style-type: none"> Contributors desired safety and accessibility for all <p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> Contributors desired revitalisation of older hubs, a library, improved public amenities, and sites for expression of culture and faith <p>Affordability</p> <ul style="list-style-type: none"> Some contributors felt this district was largely unaffordable <p>Heritage</p> <ul style="list-style-type: none"> Heritage and retention of existing character was valued, with opportunities to better reflect this within the district strategy highlighted Contributors proposed heritage inspired new home builds <p>Schools</p> <ul style="list-style-type: none"> Contributors had mixed views on schools, thinking they were under-utilised, or overcrowded Stronger planning surrounding demand for schools was desired for the Inner South district strategy <p>Parking</p> <ul style="list-style-type: none"> Areas were identified where there are existing parking challenges and concerns for the impact of increased density on parking were noted Lack of disabled parking was highlighted
<p>District strategies general, including Change Areas and FIAs</p>	<p>Existing and future developments</p> <ul style="list-style-type: none"> There was significant opposition to development along Adelaide Avenue Concern was raised that increased density at the Canberra Brickworks and the CSIRO Forestry sites will negatively impact the surrounding suburb as it doesn't have the infrastructure to sustain the population growth Development of the East Lake area and Dairy Road was thought to have positive effects on local amenity, employment and social housing, as long as the environment was appropriately managed Many of the Inner South contributors expressed their opposition to the Curtin urban edge development even though it is not in their district



5.3.6 Molonglo Valley District Strategy

Table 8 below outlines the areas of feedback that were most common with respect to the Molonglo Valley District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2.



Table 8. Molonglo Valley district feedback summary

Theme	Description
Blue-green network	<p>Blue-green network</p> <ul style="list-style-type: none"> • Significant concern that many of the ‘proposed, possible and potential development’ areas in Molonglo Valley are situated on grassland ecosystems. Contributors felt there should be more ecological mapping in these areas before they are identified for development • Contributors would like to see more green spaces in Molonglo Valley
Economic access and opportunity across the city	<p>Economic activity</p> <ul style="list-style-type: none"> • With an increased number of people working from home, some contributors would like to see hubs and mixed office spaces available for people to use
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> • Priority should be given to delivering key active travel and public transport routes to encourage the uptake of other modes of transport than cars • Concern over the traffic congestion coming out of Molonglo Valley, especially during peak hour traffic <p>Infrastructure</p> <ul style="list-style-type: none"> • Concern that once the bridge in Molonglo Valley is built it will impact the number of people shopping at Westfield Belconnen and the roads and infrastructure will need to accommodate this • Questions were asked about the proposed bridge coming into Molonglo Valley and contributors would like it to be progressed to ease traffic congestion • Requests for more social infrastructure and employment opportunities rather than just housing development in the district <p>Paths and active travel</p> <ul style="list-style-type: none"> • Contributors noted that the cycling paths from the city centre to Molonglo Valley were good • Contributors would like additional active travel trails suitable for mountain bikes, bikes and walkers to connect through natural areas to shops and the National Arboretum <p>Light rail</p> <ul style="list-style-type: none"> • Questions were raised about where and when the light rail will be coming to Molonglo Valley



Theme	Description
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> • Significant concern that housing development and land use in Molonglo Valley is being driven by property developers • Further to this, contributors felt that land with planning restrictions was being purchased by developers where the planning rules aren't being followed, especially relating to the number of apartments being built on one block • Concerns about the quality of developments going up in Molonglo Valley and suggestions for rules around the quality of residential buildings • Concerns were raised about the development of housing without the infrastructure required to support it
Inclusive centres and communities	<p>Inclusivity</p> <ul style="list-style-type: none"> • Questions were raised about how the ACT Government will ensure that 15% of new housing is social and affordable <p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> • Concern about the future development of commercial spaces in Molonglo Valley group centre and turning into a bulk business hub like Majura Park, instead of commercial spaces for smaller businesses • Contributors would like more parking at shopping centres and community centres • Suggestions for more shops and amenities in Molonglo Valley, including more shops planned for the new suburb of Whitlam • Strong support for a lively community hub • Contributors would like to see more police and emergency services facilities in Molonglo Valley • Strong interest in a college being built in Molonglo Valley, especially due to the number of families who live in the area <p>Recreation facilities</p> <ul style="list-style-type: none"> • Strong support for additional sporting facilities to be considered in the planning process • Contributors would like off-leash dog areas in Coombs, Denman Prospect and Whitlam
District strategies general, including Change Areas and FIAs	<p>Existing and future developments</p> <ul style="list-style-type: none"> • Contributors felt that the Molonglo Natural Reserve is too small to be an area of future change and would prefer it be used for open space, recreation, and parks



5.3.7 Tuggeranong District Strategy

Table 9 below outlines the areas of feedback that were most common with respect to the Tuggeranong District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2.



Table 9. Tuggeranong district feedback summary

Theme	Description
Blue-green network	<p>Blue-green network</p> <ul style="list-style-type: none"> Concerns that the scale of development forecast for the Tuggeranong District Strategy does not support the enhancement of the blue-green network Concerns were raised over the loss of natural biodiversity in the district and will be replaced with industrial landscaping It was suggested new developments should be more resilient against climate change Contributors were concerned about the potential negative impacts of increased density on the environment and canopy, with urban heat mitigation noted as a priority Opportunities were noted to better protect significant ecological habitat by developing designated wildlife zones <p>Water</p> <ul style="list-style-type: none"> Better maintenance and improvement to the water quality of Lake Tuggeranong was a strong theme within this consultation It was suggested that development should stop next to waterways to reduce pollution in the area <p>Greenspace</p> <ul style="list-style-type: none"> Desire for better maintenance of established open green areas and increased canopy cover near play areas Contributors wanted retention of current open spaces, especially urban parkland Mixed reviews on urban infill, some desire was expressed for urban consolidation rather than developing into open green space Improved maintenance of grassland was a strong theme within this consultation <p>Trees</p> <ul style="list-style-type: none"> Contributors wanted mature trees to be preserved to assist in reducing urban heat and to maintain the Australian-native character of the district.
Economic access and opportunity across the city	<p>Economic activity</p> <ul style="list-style-type: none"> Contributors support investigation to increase employment opportunities in the Tuggeranong town centre and throughout the Tuggeranong district, however the district strategy should have a strong focus on the movement of commuters from residential areas to places of employment in other parts of Canberra



Theme	Description
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> • Desire was expressed for better accessibility to public transport • Development of separate bus lanes and improvement to current services and connections was a strong theme across the consultation • It was noted that Hume industrial precinct remains isolated and subsequently reliant on private transport • Improvement and better maintenance to the existing road infrastructure was a strong theme across consultation • It was noted that the road network in Tuggeranong district is relatively unconstrained, providing the opportunity for infill <p>Paths and active travel</p> <ul style="list-style-type: none"> • Desire for better pathway connections to encourage more people to take up active travel while providing better access to the town centres • Accessibility of existing paths was noted as an issue • Contributors desired better maintenance of existing footpaths and cycleways <p>Light rail</p> <ul style="list-style-type: none"> • Mixed views were provided about whether light rail was beneficial, or worth the cost of investment • Suggestions were made to implement electric busses over the light rail which provides more flexibility over routes
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> • Mixed support for the need for urban density but not at the cost of greenspaces and community amenity • Desire that where higher density occurs, it needs to meet the outcomes and the wellbeing of people, and not be able to be exploited by developers <p>RZ1/RZ2</p> <ul style="list-style-type: none"> • Some contributors expressed caution towards RZ1/RZ2 zoning changes, while others were in favour • Some suggested they would be more in favour of dual occupancy development within RZ1 but only on blocks that meet certain criteria in regard to block size <p>Retirement and aging housing</p> <ul style="list-style-type: none"> • Concern was raised that down-sizers aren't given a viable alternative to a large home, desire for an increase in single storey dwellings for the elderly • More services and shopping facilities near retirement living and residential age care areas is needed, specifically the large elderly population living in the Goodwin independent area <p>Canberra character</p> <ul style="list-style-type: none"> • Concerns were raised that overdevelopment and high-density housing within the FIAs in Kambah would negatively impact the character of the area
Inclusive centres and communities	<p>Inclusivity</p> <ul style="list-style-type: none"> • Desire for playgrounds across the district to be upgraded to allow for accessibility of all age groups and children with disabilities • Desire for more disabled parking in major centres <p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> • Revitalisation of existing local town centres was a common theme across the consultation, in addition to improved security



Theme	Description
	<ul style="list-style-type: none"> • Contributors noted there is a need for a community centre within the Kambah area • Concerns about limited health facilities available within the area <p>Affordability</p> <ul style="list-style-type: none"> • Affordability of housing within the district was viewed as important <p>Recreational facilities</p> <ul style="list-style-type: none"> • A sporting precinct on the Tuggeranong District's western edge was suggested to meet community needs • Desire for improvements to neighbourhood parks to reduce reliance on driving to other areas • New playgrounds for all ages was a strong consultation theme across the district • Contributors wanted improvements to existing infrastructure, such as the Tuggeranong skate park in Greenway <p>Parking</p> <ul style="list-style-type: none"> • Suggestions were made to increase car parking, such as implementing mandatory car parking minimums for new developments
District strategies general, including Change Areas and FIAs	<ul style="list-style-type: none"> • It was noted that the rural areas south of Tuggeranong are not appropriately covered in the district strategy <p>Existing and future developments</p> <ul style="list-style-type: none"> • Contributors expressed concern over the proposed Monash shops development, views were that the local shopping area should be revitalised and not turned into a childcare facility • Strong negative sentiment was demonstrated towards the heritage-listed Tuggeranong Homestead being an area of possible change. Alternate locations were suggested



5.3.8 Weston Creek District Strategy

Table 10 below outlines the areas of feedback that were most common with respect to the Weston Creek District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in section 5.2.



Table 10. Weston Creek district feedback summary

Theme	Description
Blue-green network	<p>Greenspace and wildlife</p> <ul style="list-style-type: none"> Contributors from Fisher were concerned that parks will be built over for densification. They want to ensure greenspaces are kept Strong support for more greenspaces to be considered in the planning process Contributors would like to see Blewitt's Block protected due to its value as biodiverse remnant habitat <p>Environment/ trees</p> <ul style="list-style-type: none"> Strong support for more greenery to be planted in the Weston Creek District Contributors would like further information about the environment and heritage specifications, particularly tree protection, planting and canopy
Economic access and opportunity across the city	<ul style="list-style-type: none"> No significant feedback was received with respect to this driver
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> Some concern with competing land use including active travel, the blue-green network and future light rail plans Accessible transport needs to be considered as well as the accessibility to access public transport easily from homes Contributors felt that light rail would be good and were impatient for its arrival. It was suggested that an increased number of electric buses could meet the public transport needs in the interim Contributors would like to see more consideration when integrating new housing with transport corridors Support for more park and ride options Strong support for more active transport corridors for bikes and recreation <p>Light rail</p> <ul style="list-style-type: none"> General sentiment that the proposed tram route makes sense and that it will be good for the community <p>Cars, roads, and traffic</p> <ul style="list-style-type: none"> Support for additional parking especially at shopping centres Request for improvements to the road exiting Chapman Contributors would like facilities for charging electric vehicles considered in the planning process



Theme	Description
	<ul style="list-style-type: none"> Concern that increased development in Weston Creek district would mean increased traffic in school zones which could impact the safety of children in the area
Sustainable neighbourhoods	<p>Urban density and housing</p> <ul style="list-style-type: none"> Questions were raised about Weston Creek being identified as a low-population growth area, and why is there a need for high-density housing General sentiment that Weston Creek residents don't support high-density housing in the suburbs Contributors felt that there should be a mandated proportion of green space included in the block size Concern that there is not enough parking available in high-density housing Contributors would like to see well-planned townhouses in Weston Creek rather than apartments. However, there was support for high-density housing to be built above local shopping centres Contributors would like to ensure infill and densification does not have unreasonable negative impacts on people Strong community support for more single residential homes to be built. This would help to support new housing supply and affordability <p>RZ1/RZ2</p> <ul style="list-style-type: none"> Support for more dual occupancy opportunities in Weston to provide more housing <p>Canberra character</p> <ul style="list-style-type: none"> Support for more native trees and plants to help maintain Canberra's character Concern that the height and density of new buildings in older suburbs will ruin the 'Bush Capital'
Inclusive centres and communities	<p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> Support for more investment in developing local shopping centres Strong support for additional parking spaces at shopping centres Support to activate the Cooleman Court area with a multi-story car park and to deliver and extend the Brierly Street upgrade Contributors would like more focus on developing community infrastructure in Molonglo Valley to ease the pressure on services in Weston Creek Strong support for a focus on developing more community facilities before housing <p>Schools</p> <ul style="list-style-type: none"> Contributors raised concerns around the perception that most schools in Weston Creek are over capacity and there is currently no high school Concerns that closing Rivett school has created more congestion in Chapman and Duffy schools <p>Recreation facilities</p> <ul style="list-style-type: none"> Support for a range of additional amenities including a library, play space and sporting facilities including swimming, gymnastics, basketball and multi-purpose use ovals Support for an upgrade to the current facilities and more amenities at current community facilities like toilets, bins and better lighting <p>Public health</p>



Theme	Description
	<ul style="list-style-type: none"> Contributors would like to see more community support including mental health facilities, and drug and alcohol support Contributors would like to see additional emergency services included in the planning for Weston Creek
District strategies general, including FIAs	<p>Existing and future developments</p> <ul style="list-style-type: none"> Questions were raised about the FIAs surrounding Hindmarsh Drive in Duffy and Rivett Interest in the plans for Cooleman Ridge and Mt Arawang Several questions were raised about the vacant site around the Canberra Labour Club in Weston Creek and future use of this space Block 2, Section 75, Weston (corner of Brierly, Parkinson Streets). Contributors suggest this land be returned to Urban Open Space Zone (PRZ1)



5.3.9 Woden Valley District Strategy

Table 11 below outlines the areas of feedback that were most common with respect to the Woden District Strategy. Feedback has been grouped into the five big drivers that set the direction for the district strategies, with an additional section for general district strategy feedback, including comments on identified FIAs. Feedback with respect to the broader planning system, including the Territory Plan, design guides and technical specifications is captured in chapter 5.2.



Table 11. Woden Valley district feedback summary

Theme	Description
Blue-green network	<p>Sustainability</p> <ul style="list-style-type: none"> • Appreciation for the need for more housing and a strong interest in planning that ensures future developments are sustainable environmentally and socially • Contributors do not want new developments that result in heat islands and the loss of tree cover • Contributors want to ensure developments meet solar power and solar access standards • Some hold a view that further development should be limited <p>Climate</p> <ul style="list-style-type: none"> • Significant concern about potential increase in heat and reduction in liveability from urban infill developments in the district • Wide support for more trees, not less, to help with increased heat from climate change • Solar power use and passive solar design should continue to be encouraged. Concern developers won't be held to account for this • Concern that policy statements on adapting to changing climate are high-level and not actionable <p>Blue-green</p> <ul style="list-style-type: none"> • Support for protecting and maintaining the current blue-green network of corridors and areas • Contributors want to see a focus on outcomes for the environment not only humans • Concern that protection of the blue-green network is competing with the push for urban infill • Significant concern blue-green network would be compromised by the FIAs for Woden, particularly at Yarralumla Creek, Yarra Glen and Athllon Drive • Significant concern about the potential for flooding on Yarra Glen • Contributors see a need for water bodies in Woden and support naturalising creeks and protecting wetlands • Contributors do not want to see the loss of access to water bodies due to housing developments <p>Greenespace/ open space</p> <ul style="list-style-type: none"> • Contributors want to see developments that ensure greenspace for mental health and wellbeing. Concerned this has not happened in Woden developments to date • Greenspace should be protected, it is in the fundamental design of Woden and Canberra and it works for people and the environment • Contributors do not want sports fields lost to urban infill



Theme	Description
	<ul style="list-style-type: none"> Contributors want a pool in Woden and outdoor areas for dining and socialising Specific ideas for underutilised greenspaces – community gardens, facilities such as benches for community amenity <p>Trees</p> <ul style="list-style-type: none"> Contributors want block sizes and developments that ensure sufficient space for tree planting. Concern that urban infill will compromise this Concern about equity of tree coverage across the district. Support for an urban forest Significant concern about the loss of tree cover and negative effects on a variety of wildlife and birdlife in identified FIAs in Woden
Economic access and opportunity across the city	<ul style="list-style-type: none"> No significant feedback was received with respect to this driver
Strategic movement to support city growth	<p>Transport</p> <ul style="list-style-type: none"> Uncertainty as to actual delivery of a seamless transport system between buses, light rail and other forms of transport Concerns about insufficient connectivity between some areas and Woden town centre, including Canberra Hospital Concerns expressed about the loss of bus routes and focussing on a ‘spine’ of transport may disadvantage those who can’t afford housing close to the spine Questions raised about whether development following transport routes works - transport alone does not develop an area <p>Active travel</p> <ul style="list-style-type: none"> Support for active travel and associated infrastructure to make commuting a safe and attractive option Safer, better-maintained bike paths and footpaths across Woden and linking to other districts Insufficient pedestrian infrastructure in some areas – need for more bridges/underpasses at major roads Calls for more park and ride facilities and greater separation between cyclists and other path users While there is support for areas being ‘walkable’, significant negative feedback on the proposed walkable street and access lanes between Theodore, Parker, and Martin Streets, with concerns this proposed change will destroy trees and privacy for residents Significant support for keeping the well utilised bike path beside Yarralumla Creek and Curtin having no edge street Concern active travel does not consider accessibility for disabled and elderly people <p>Light rail</p> <ul style="list-style-type: none"> Specific ideas about where stops should be located Concern light rail will make transport slower Mixed views about light rail Opposition holds that it is expensive and that buses would do the job better Supportive views are that light rail can bring more life and access for residents from Woden to surrounding areas <p>Roads and traffic</p>



Theme	Description
Sustainable neighbourhoods	<ul style="list-style-type: none"> • Many comments opposing the Edge Road possibility in Curtin • Concerns about traffic congestion as a result of park and ride facilities supporting light rail • Concerns about commuter “rat runs” through Curtin getting worse <p>Urban density and housing</p> <ul style="list-style-type: none"> • General support for the need for urban density but not at the cost of greenspaces and community amenity • Some views that urban density is not desirable, should not be encouraged • Density should be matched by more tree cover and recreational facilities • Don’t want to lose the character of the suburbs of Woden and access to green spaces • Concerns about the new developments of 6 or 12 storeys and the quality of buildings • Support for higher density developments that include sufficient space for tree planting and communal outdoor areas • Can see sense in developments due to access from light rail • Infill in Woden should be smaller scale – 3-story with leafy streets, family friendly • Concerns about effects on traffic of increased density • Want to see designs that provide outdoor recreation spaces for families • Concern about loss of property values if suburbs have cheap, poor-quality developments nearby • Concern about examples of densified housing in other districts <p>RZ1/RZ2</p> <ul style="list-style-type: none"> • Support for dual-occupancy housing that allows people to age in-place and increases the supply of housing • Support dual occupancy changes to allow for downsizing and ageing in place but ensuring access to transport and greenspaces and not compromising tree cover • Concern that this will reduce tree cover, increase heat and the release of greenhouse gases • View that duplexes could work if done with soundproofing and recreational space and facilities for families • Specific suggestions as to maximum building heights, soft planting areas and tree canopy for wellbeing, mitigation of climate impact and heat reduction <p>Retirement and ageing housing</p> <ul style="list-style-type: none"> • Support dual occupancy changes to allow for downsizing and ageing in place but ensuring access to transport and greenspaces and not compromising tree cover • Support for dual-occupancy housing that allows people to age in-place and increases the supply of housing <p>Street and landscaping</p> <ul style="list-style-type: none"> • Want to keep the character of suburbs with established trees and gardens and accessible and utilised greenspaces • Less concrete and more grass and trees are needed throughout the district, eg gravel median strips along Hindmarsh Drive could be planted in grass and shrubs • Concern over specific proposals in Curtin – north and south <p>Canberra character</p>



Theme	Description
	<ul style="list-style-type: none"> • Want the character of accessible, open greenspaces in the district to be maintained • View that some FIAs contradict the garden city living of Canberra • Concern that development at Woden town centre are not connected to greenspace and Canberra’s garden city living
<p>Inclusive centres and communities</p>	<p>Community hubs – local, group, and town centres</p> <ul style="list-style-type: none"> • Significant concern that developments in Woden town centre are poorly designed and poorly built • Dissatisfaction at loss of free parking spaces around Woden town centre <p>Recreational facilities</p> <ul style="list-style-type: none"> • Concern at loss of community recreational facilities at Woden – no indoor sports centre and loss of Philip pool with greenspaces • Concern that if density increases even more recreation facilities will be needed • Some support for maintaining the Curtin horse paddocks for equestrian activities
<p>District strategies general, including Change Areas and FIAs</p>	<p>Existing and future developments</p> <ul style="list-style-type: none"> • Don’t accept an area named “North Woden”, sense that this is priming a residential area for development • Concern about lack of access to green spaces in the Woden town centre, don’t want this in other parts of the district • Significant opposition to ideas for changes near Curtin and Yamba Drive Belief these won’t have intended benefits and will have significant negative environmental and social impacts • Some interest and excitement in the idea of residential development along Yarra Glen / Athllon Drive supporting local vibrancy with sympathetic development • Do not want to see any building on green space in Red Hill



5.4 Other general feedback

There were several other areas of general feedback which have been captured below.

Leasehold system

- Issues around the leasehold system, particularly as it relates to rural landholders and their long-term tenure were raised.
- It was suggested restrictions associated with community facilities should be relaxed to facilitate opportunities for more diversity of housing options.

Regional relationships

- A submission was received that identified areas of collaboration and the correlation between the Draft South East and Tablelands Regional Plan and the Riverina Murray Region Plan.

Population

Population projections and the influence of population growth on the ACT and the proposed new planning system generated a lot of feedback. Comments included:

- Concern that the population growth was projected to be evenly spread over Canberra, and whether this was an appropriate policy response.
- A sense of urgency that the level of projected population growth required the government to move quickly to ensuring planning responses to manage the housing and infrastructure needs.
- Requests for the Government to establish a clearer population policy.
- Suggestions that the population data be updated to reflect the most recent 2021 Census results.

5.5 Consultation and communication feedback

Throughout the consultation period, the community had the opportunity to provide feedback on the consultation process and how it was communicated. The most common areas of feedback were:

- Concerns about the timing of the consultation including:
 - that the consultation period wasn't long enough for the community to review and understand the large number of technical documents that form the planning review.
 - that the consultation period should be extended due to it running over the Christmas and New Year period.
- The Master Builder Association suggested an extension to the consultation period until all components of the Reform project are available to review. It noted not having access to all components makes it difficult for the building industry to assess the changes to technical specifications and operational arrangements. It suggested additional development resources would need to be provided to support the industry in transitioning to the new planning system, especially for current projects in the construction phase.
- Some respondents found the information hard to understand and suggested:
 - that the consultation should have been supported by clearer and more detailed maps so the community can understand what the proposed changes in their area will look like.
 - that the documents are complex, confusing and unclear which made it difficult for the community to understand what the proposed changes are and to effectively provide feedback during the engagement period.
 - The Directorate run a series of workshops and training sessions for interested stakeholders, community groups and industry about the proposed planning system. Industry specifically highlighted the need for workshops demonstrating the new planning system and any differences between the current standards and the proposed new standards.



- Concerns were raised that the project and consultation weren't advertised enough, including:
 - several community members said they didn't see any promotion and found out due to word of mouth.
 - some community members felt that residents in specific change areas should have been identified and consulted with directly.
- There was concern that not all components of the reform project have been released and this approach is making it difficult for the building industry who need to know the technical specifications and operational arrangements.
- Some community members expressed interest in understanding what is wrong with the current system and why we are implementing the new system.



6. Conclusion

The feedback collected in this engagement will be provided to the ACT Government's Environment, Planning and Sustainable Development Directorate to support the next stages of the ACT Planning System Review and Reform Project. This feedback will help to inform the elements of the revised ACT planning system including a new Territory Plan and district strategies.

The consultation process gathered feedback from a diverse range of stakeholders in the ACT. A mixed range of engagement activities was conducted to allow a diverse range of community members to participate with multiple ways to provide feedback. Throughout the engagement process, it was clear there was a high level of community interest in this project and the future of planning in the ACT.

Communication Link provides this report as a summary of what we heard for those that contributed to the consultation. We recognise that there is considerable detail not able to be covered in this listening report and look forward to the opportunity to review the more detailed analysis of feedback

Heading 1

