

# ACT Planning Strategy Refresh

Speaker Session 3

**Bush Capital and global city:  
getting the balance right.**

Conversation Tracker | 10 July 2018



**ACT**  
Government



Prepared by  
**ThinkPlace**

# About the session

This document summarises the conversations and activities that took place during the third of three speaker sessions intended to inform the community about the ACT Planning Strategy refresh, and to inspire ideas, conversation and fresh thinking about future directions.

The session was held on Thursday 10 July, 2018 from 6.30pm – 8.30pm and was titled: *Bush Capital and global city: getting the balance right*.

## Who was there?

 **63**  
attendees

 **105**  
online

# The wider context

It's time to refresh the 2012 Planning Strategy for the ACT and set the direction for the Canberra and ACT we want in the future. A lot of the 2012 strategy remains relevant but needs to take into account the changes the city is undergoing, notably light rail, ongoing urban renewal and a growing population.

A refreshed 2018 ACT Planning Strategy document will also incorporate the progress made on key Government priorities such as, achieving net zero greenhouse gas emissions in the ACT by 2045, providing increased housing choice and affordability and delivering improved and integrated public transport and active travel.

Canberra is growing, we value our environment, and we can't continue expanding our footprint. We need to consider what the growth of Canberra will look like in the future. Where will it be? What will be needed to support it? How do we plan for it?

The ACT Government's engagement on the Planning Strategy Refresh will be focused on topics around growth and the future and offers a range of opportunities and ways to get involved and have your say on the kind of city you want Canberra to be in the future.



# Welcome

## Ben Ponton

Director-General for the Environment, Planning and Sustainable Development Directorate.

Ben opened the event with an Acknowledgement of Country. He reflected on the previous sessions and introduced the topic and the importance of capitalising on Canberra's natural assets and values to reimagine city. Ben also talked about the ACT Government's intent of trying multiple approaches to consulting and gathering views and information from the community.



What we are trying to do with this speaker series is to stop and reflect on the importance of getting involved in the importance of bigger picture city planning

## Darren Menachemson

ThinkPlace partner and event facilitator

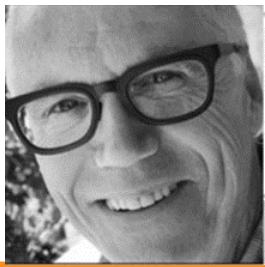
Darren echoed the sentiments, and told people what to expect through the evening, and introduced the speakers.



Tonight night isn't just about listening, it's also about participating in a conversation...[we] encourage you to write down your ideas and participate.

## The speakers





## Gordon Harris

Gordon Harris is a Canadian urban planner and President and CEO of SFU Community Trust. Gordon's expertise in urban-based economic analysis and land use planning and development earned him recognition by the Planning Institute of British Columbia, the Canadian Institute of Planners, the Economic Developers Association of Canada, and the International Council of Shopping Centres. A long-time advocate of sustainable development, Harris was an early supporter of Smart Growth BC and Canadian Business for Social Responsibility.

# “Canberra can and should become a model for sustainable development excellence, not just in Australia but in the world.”

## The balance...

I love the theme getting the balance right. I want to challenge some preconceptions about what is good and what is bad in that balanced formula.

## On density...

I want to re-examine the term "density" and offer another way to look at the issue. In my current organisation in the community trust, we're building the city to be a complete, compact, highly sustainable community with a population approximately of 5,000. It is situated on a very conspicuous peak, adjacent to the main campus of Simon Fraser University. The University leaders saw an opportunity to create a global model for liveability and development.

## Compact, walkable community...

In pursuit of balance they chose density. In addition to being less disruptive, more conservative, this plan would deliver compact walkable community, convenient and easy to serve the public transit.

## The benefits of more dense living

The word "density" tends to arouse suspicion and opposition. I talk about things that make density great; i.e.: everyone lives within a 5-7 minute walk, the child care centre, elementary school, high street shops, services and excellent public transit.

## Adjusting the balance...

Some people started asking for larger ground oriented units, more attractive to young families. At the same time we felt pressure to provide more inexpensive housing, especially adjacent to the University campus. We set about transferring density, adjusting the balance.

## Building footprints and green space...

As you decrease the footprint of the building and increase the height, you create more open space on the ground, and if you build a low density, you can use more land. If you concentrate the density in the small area, you conserve land. You can create interesting attractive and useable spaces in between those green spaces and other areas where human activity can occur.



## Gordon Harris continued...

### Getting the balance right in Canberra...

If you're trying to demonstrate the implications of great density, including efficiency, convenience, affordability, liveability, sustainability, you must get the increments right. Far from complaining, most people appreciate the mix of houses and closeness to shops and services that people use every day in the community.

### Canberra as a platform for excellence...

The stakes are high if we can't find the balance in places like Canberra. This city proves we can build better cities and still make money. Higher density may mean that there will be some new high rise developments in Canberra, but you can decide.

You will need to tailor a solution to the local environment and local appetites and tolerances. Canberra can and should become a model for sustainable development excellence, not just in Australia but in the world.

**Q. You started with a vision, but that vision evolved over time until you landed on the right types of density and design. Was there anything that you didn't expect, but was a very strong part of the design by the end of the journey?**

**A. We learned very early on that it's absolutely essential to take an incrementalist approach to both the planning and development. The real surprise for us was how readily young families with young children embraced what we were doing. We had no idea young families in this region would be so enthusiastic about living in a high density urban community. We didn't say this is what it will be in 20 years, we built incrementally in response to what people are asking for.**





## Mike Day

A founding partner of RobertsDay, Mike has moderated design forums and led the firm's design teams responsible for an array of urban renewal projects and new townships throughout Australia, New Zealand, UAE and Asia. Mike is a Fellow of the Planning Institute of Australia and a recipient of the Russell Taylor Award for Design Excellence for Ellenbrook New Town - the most awarded contemporary urban settlement in Australia and recipient of the FIABCI 2015 World Prix d'Excellence Award as the world's best master-planned community.

“ We've got the mountains and open space that sort of flanks and encircles the city of Canberra [...] - a wonderful natural canvas to work with.

### On balance and the urban form...

Planners have the privileged role of being able to shape the urban form. Obviously, the thing that is challenging Canberra is this issue of shaping a human habitat that does justice to the natural setting.

### Changes in Urban planning...

The practice really has been returned to the notion of timeless neighborhood, the walkable compact, mixed used neighborhoods. There has been a recurring theme over the last 12 months of mixed used co-existing again. We've finally gotten over that victory that we've won as part of the industrial revolution to separate the areas. Young people are looking for grit and chaos.

### Canberra as unique...

I wanted to echo this notion of [Canberra as a] unique canvas. It has to be one of the greatest natural sort of settings apart from Vancouver....

### Density is stigmatised...

A lot of developers haven't endeared themselves to the community, state government and local government because a lot of the density or the higher forms of development haven't been as well executed as they could have been.

### Walkable neighborhood...

There is so much activity on the paths. We need to separate them so pedestrians and cyclists can go about their business. People are moving back to the city where they've got their impact mixed use walkable environment. This whole notion of sense of place sense of belonging is important not to lose.

### Walkability...

In terms of walkability, we have been obsessed with it in the last 25 years. The developers are starting to realise you can shape a great place that is suitable for walking and cycling that is also compact and connected and get a reasonable return. So there is a benefit!

### Walk score...

Walk score is an algorithm developed in Seattle that measures a score out of 100 of proximity to daily needs such as schools, shops, parks all daily needs. Walk score is important. There's 30,000 real estate agents in North America using it. Visit [www.walkscore.com](http://www.walkscore.com)



## Mike Day continued...

### Continuous pathways...

This is the other thing that you're blessed in this city in terms of the cycleways and walkways.

### On urban planning and health...

Dr Dick Jackson was a paediatrician for 20 years. He noticed a 40% increase in childhood diabetes [and] attributed it to the way we're laying out the suburban fabric; because the kids can't walk and cycle to school anymore. North America has also published a report, *Step It Up*, an action to promote walking and walkable communities.

### Bike share...

We've heard about bike share, but what we're obsessed with now are these electric bikes...E-bikes may be the greenest forms of transportation. The baby boomers are riding 50 to 60 miles to see their kids in LA. We see the walkable neighborhood, which we categorise as a five-to-ten minute walk, extended. We're extending the range with the electric bikes.

Q. You mentioned walkability, bikeability and the notion of health designed to a city. When you think about Canberra, what are one or two things that really jump out at you where Canberra could really capitalise on those ideas?

A. I met two University professors from La Trobe University a couple of months ago who live Castlemaine and work in Bendigo. They use the bikes to commute from from a rural property to the train. I look at this landscape that you have got here. I know there's quite a bit of interest in cycling. You're blessed in terms of the natural canvas that you've got here. Can you imagine this becoming a mecca for electric bikes, the walking city and electric bike city?!



# Questions from the room and livestream

*Q1. Gordon, with Vancouver and obviously they're tearing down buildings and building new buildings, how much does the step building come into play as legislation for developers who want to tear down an old apartment block and build a new one to meet the new designs for with the people there?*

*Q2. One hundred-odd years ago, the introduction of automobiles was a transformative technology and changed the way we thought about and designed cities. It has had a huge impact on Americas, Australia and New Zealand, moved us away from the market towns. With the introduction that's imminent of autonomous vehicles, how do you see that playing out?*

## Panel Response



**Gordon** – The city struggles with the fact that we're a relatively new city, certainly largely a city of the 20th century. We don't have a lot of old buildings. The ones we have are cherished. It is a constant battle. One of the things that we've been successful in doing there is heritage density transfer. By preserving a building, the density that could have landed on that site can be transferred to another site where higher density is more appropriate. It is allowing us to preserve smaller scale buildings.

## Panel Response



**Mike** –To me it is the future. I think we need to embrace it. There is the possibility of 80% reduction in car parking. The landscape is going to change if that happens. We've been working with the media lab at MIT in Boston. They showed us this video of autonomous vehicles that passed within millimeters of each other. Most of the roads could be half the width they are. One of the leading futurists in Australia, Tony Seber, delivered a paper in Colorado at a world conference on energy and the future of transport, clean transport, a month or so ago. All prices are coming down. We will be in these autonomous vehicles in no time.

## Questions from the room and livestream continued.....

*Q3. If we increase density and existing suburbs what are you doing to safeguard the existing character.*

*Q4. Canberra rates 56% on people feeling safe in their local area after dark. Sadly that figure isn't broken down by gender. It seems that other research notes that Australia has one of the biggest gender differences in perceptions of safety in the world. I wondered what could be done in terms of urban spaces and city services that actually addresses that.*

### Panel Response



**Gordon** – I would argue that what we're able to do with existing character is enhance it. It goes back to the comment I made in my opening remarks. It is not about either or; it's about this and something else. I think we can retain suburban character while introducing elements of urbanism that make it an even greater experience for people who live there.



**Mike** – If we're going to raise the urban form or increase the urban form, then think about the yards and space. We need parks, avenues or open spaces within walking distance instead. Another advantage of compact living is surveillance and more eyes on the streets.

### Panel Response



**Mike** – Obviously there have been unfortunate incidents that have occurred around the country. It comes back to the way the landscaping, lighting, connected pathways. We do need more connected pathways. Again, I think a more compact urban form has eyes on the street.



**Gordon** – I just reinforce that whole notion of eyes on the street. The more people can keep an eye on things provide informal surveillance combined with appropriate lighting the better. I think we enhance the sense of safety for everyone and it is often a perception issue. We need to do a better job.

## Questions from the room and livestream continued.....

*Q5. When you're thinking about safety as part of the design of a city, is that something that you overlay after everything else is in place or is that sort of what you're referring to, Mike, around health? Is it woven into the fundamental design of the city right from the moment of vision?*

*Q6. I'm not sure the groups of people are walking to the same places at the same time of day. I would like to raise a question as well about noise and night light. ...Living above a commercial development is terrific when the garbos come at 2am in the morning, that's great, and lights having to be on all the time and so on. I also wonder whether the tramway is going to make a terrific bikeway for electric bikes in the future.*

### Panel Response



**Gordon** - Human wellbeing, whether it's personal health and safety or the air or interior quality of buildings, we have to think about all of that from the very outset. The days of simply planning a city by drawing lines on a map and ignoring topography and micro climate and everything else are long gone. We're talking about building with people in mind and the very people in mind that we want to consult with so that they can help us see the things we might have missed in our thinking.

### Panel Response



**Mike** – In terms of noise, there's always nuisance when you are mixing uses. I think you just need to be upfront about it. There are some sophisticated techniques in terms of noise attenuation.

The night sky, again, to me, is important. I think the more compact you can keep Canberra in terms of where the urban footprint is now, rather than for it to be disbursed, then the better off in the rural areas that you will maintain that wonderful natural setting, particularly the night sky which is something that that's been sought out.



## Questions from the room and livestream continued.....

*Q7. Are night skies important?*

*Q8. How can the public transport system be better aligned with town planning processes to influence where urban infill happens?*

### Panel Response



**Gordon** – One idea is to ban uplighting. We have lots of light casting down on pathways, sidewalks and other open spaces, but we have no uplighting. It is an easy enough thing to adjust to and get developers thinking about.

There are a couple of issues that really need to be addressed by planners in terms of noise. A lot of that noise is generated by internal combustion powered trucks, motorcycles, some cars, and urban sirens. I would urge you in Canberra to think about by laws that address that kind of controllable urban noise right away. Issues can be directly addressed by public policy and by laws.

### Panel Response



**Mike** - There's a wonderful opportunity, I think, around the stations to really have this notion of value capture, to bring a mixed use form of urbanism that could occur around the stations, but we need to give a lot more thought.



**Gordon** - Public transport planning and land use planning cannot be separate activities. They must be addressed simultaneously, wherever we are.

## Questions from the room and livestream continued.....

*Q9. I feel that there's going to be huge need for greater integration for elderly people to remain active within communities rather than being shunted into really what become quite isolated so called retirement communities or aged care centres. I think for me that's got to be a big part of this equation of the city as it ages.*

### Panel Response



**Gordon** - I spent a fair bit of my career looking at planning for an ageing population. We do here in North America, we do an absolute terrible job - segregating older people, isolating them, putting them in buildings that have no access to transit or shops. We need to think about planning for the old and allowing that planning approach then to work for everyone...We really need to think about putting housing on the high street, making sure we have created environments where people feel safe and are able to get about easily with public transit, on foot, where the doctors' office is, the post office, the drug store...We are abandoning those people that we encouraged to move to the suburbs 50 years ago and now we have created a condition that is not hospitable at all.

### Panel Response



**Mike** - A project that Andy Sharp and I worked on many years ago, the Ellenbrook project. We had a retirement village and this is the issue. We almost warehouse the seniors in these and we send them on the bus to the shopping mall once a week. After two or three years, it was interesting talking to the sales Director at Ellenbrook, we created the lots on the other side of the road that had the rear lane and reinstated the front veranda and they were close to the street.

These seniors were moving out of the retirement village onto these small cottage lots because they were interacting with the kids walking and cycling to school. We need to bring the interaction and the community connections back. They need to be close in, they need to have access and they love to interact with the rest of the community. It is gratifying when that happens.

## Questions from the room and livestream continued.....

*Q9. What about the very young? What is a great design of a city or compact space look for the youngest in our community?*

### Panel Response



**Mike-** The vexed issue for all developers in Australia and also in North America is planning for youth. It is not just the very young. The very young are catered for because a lot of playgrounds and parks are suited to the young. It's the teenagers we need to think about. We have put the token skateboard park in. One example that comes to mind is we had some materials that we salvaged from the site and teenagers built their own place. There are things that they want to do and do in private. They don't like the contrived spaces. They like to play a role in shaping those spaces. It is an art form and I know it's not easy.

*Q10. We all have stuff and that stuff needs to be made, it needs to be serviced, treated. Where does industry fit. What are your thoughts in that space?*

### Panel Response



**Gordon-** One of the shifts that we must make in our thinking is it is not so much about industrial activity any more as it is about employment activity. So Mike mentioned the notion of segregating land uses, we couldn't have the mills next to residential neighborhoods. We can have employment activity not only next door but sometimes in the same building. So the nature of work has changed and, therefore, the kinds of land use restrictions that we've lived with for close to 100 years need to change as well.

There's a real opportunity to think differently about employment land. We've got a concern here because we're a port city with transit, transportation of goods. Where does that activity occur. That's a use that probably does need to be somewhat segregated. It is noisy and can be dangerous.



## Questions from the room and livestream continued.....

*Q9. If we increased development in existing suburbs, how can we revitalise currently rundown local shops to support the growing population?*

*Q10. Remember there's flying cars now, not just driverless cars. So we've got both...We don't need to be destroying any more bush capital. What we need to do is to utilise all these houses that people can't afford to buy or rent and utilise these government buildings that are standing there idle. We've got a lot of homeless people that can be put into these buildings.*

### Panel Response



**Mike** - Most uses can co-exist now. You often see the centres are single use. The opportunity we've noticed around the country is some of the more enlightened places are popping the residents above the businesses - and it goes back to the old shop-top houses through Europe and through Asia. I think that's one of the opportunities that we request to revitalise the shops. It is interesting when you look at inner Melbourne, south Melbourne, one of the most sought after neighbourhoods. I talked to a man who lived there 50 years ago and it was an industrial suburb. We need to mix the uses up if we can.

### Panel Response



**Gordon** - Rather than pushing further out, work with the available land you have, intensify development as appropriate and where needed, and don't infringe further on the bush.



**Mike** - On the notion of repurposing the buildings, I think just driving around the city there seems to be a lot of car parking that may be once you've got your metro in, there's the possibility of maybe reducing some of the parking because you're encouraging people to walk and cycle and take transport....I think we just need to think more laterally about some of these opportunities that are confronting us.

## Questions from the room and livestream continued.....

*Q9. My question is about incrementalism. I think that in Australia one of the concerns about the changes it feels like it's happening very rapidly and that's one of the root causes of it. I'm wondering if you have any practical examples of how incremental change can be built into building systems. Is it to allow land use to turn over quickly or allow people to adapt? Do you have any examples?*

### Panel Response



**Gordon** - I think, perhaps, for us the most vivid example is when we first started building what we described as a model sustainable community. We realised that we're well ahead of not only the development community, we were probably well ahead of the marketplace in terms of what we anticipated. Truthfully in 2000 nobody really knew what we were talking about, including ourselves, when we talked about a model sustainable community. So we kicked off with green building guidelines.... Only after we had been doing that and letting buildings being built under those guidelines for a few years did we then go back to the development community and say "that was interesting".

### Panel Response

**Gordon continued** - What if those became requirements instead and what if we beefed them up? After a long conversation with designers, architects, engineers, developers, lenders, the conclusion was, if you tell us to do it, we will do it. If you ask us to do it, we probably won't." So we went to requirements over a year. I talked about North America's first green zoning by law. That was the consequence of having started with fairly tepid guidelines. That's a good example as any of the incrementalism that I'm talking about.



**Mike** - I think the only thing I would add to that comment would be the work that Mike Lydon is doing out of US, New York and Miami, he has published a book on tactical urbanism - just trialling [things and] seeing how they work. If they are successful, then they can have more permanence. It is good to have experimentation and work in a more incremental pattern.

## The activities






## In addition to Q&A, participants were invited to participate in a number of activities where they could share their views, ideas and priorities.

In the foyer, participants nominated their top three priorities for them in the areas of transport, sustainability and liveability, and share the motivation behind their top nomination. The activities started the conversation in a meaningful and structured way.

We provided participants with a second form that began *“If we wanted to achieve our goal for... .. It would be great if...”* This was designed to encourage ideas, and for the community to give new or innovative perspectives and ideas for their vision of a future Canberra.



















## Three posters were placed in the foyer for people to vote on...

### Bush Capital + global city: getting the balance right What are your top three priorities?

1  Create + maintain accessible friendly community spaces that connect people	2  Respect and celebrate our heritage	3  Activate and energise local spaces in creative ways
4  Foster feelings of safety and security	5  Tell us your priority on the voting card.	6  Embrace cultural diversity
7  Provide great housing options for all	8  Plan the city to balance a growing population and high quality of living	9  Deliver transport that meets the needs of a growing population
10  Protect our communities from the effects of climate change	11  Promote healthy lifestyle and active community	12  Be bike and pedestrian friendly

### Garden city or city in a garden? What are your top three priorities?

1  Reduce the generation of waste	2  Increase reuse + recycling	3  Respect our natural environments
4  Reduce our carbon consumption	5  Tell us your priority on the voting card.	6  Plan for climate change impact
7  Develop shared vision for sustainable future	8  Increase green skills in the community	9  Create urban forest to address heat impact
10  Be leaders in the development of renewable energy	11  Embrace sustainable transport options	12  Embrace green living technology

### Car city or clean transport capital What are your top three priorities?

1  Integrated transport options	2  Renewable energy leadership	3  Reduce congestion and car parking
4  Embrace new transport technologies	5  Tell us your priority on the voting card.	6  Connect visitors to grow destination based tourism
7  Support local business hubs	8  Provide accessible retail and shopping options	9  Strengthen physical links within Canberra and the Region
10  Lead future transport trends	11  Provide equitable access and options across the region	12  Inclusive transport system for connected community

Bush Capital and global city:  
getting the balance right.

VOTE for  
your top  
three  
priorities

1.

2.

3.





# Top three community priorities for...

*Car city of clean transport capital?*

*Planning for a net zero emissions transport system for Canberra*

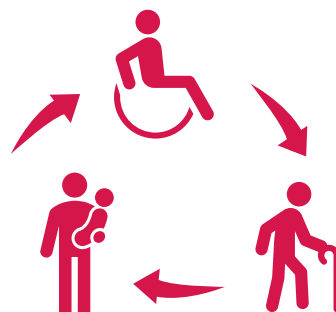
## 1<sup>st</sup> Priority



**Integrated transport options**

**Votes : 53**

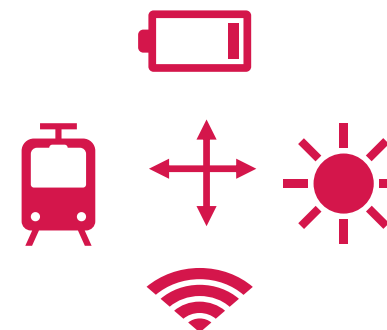
## 2<sup>nd</sup>



**Inclusive transport system for connected community**

**Votes : 39**

## 3<sup>rd</sup>



**Embrace new transport technologies**

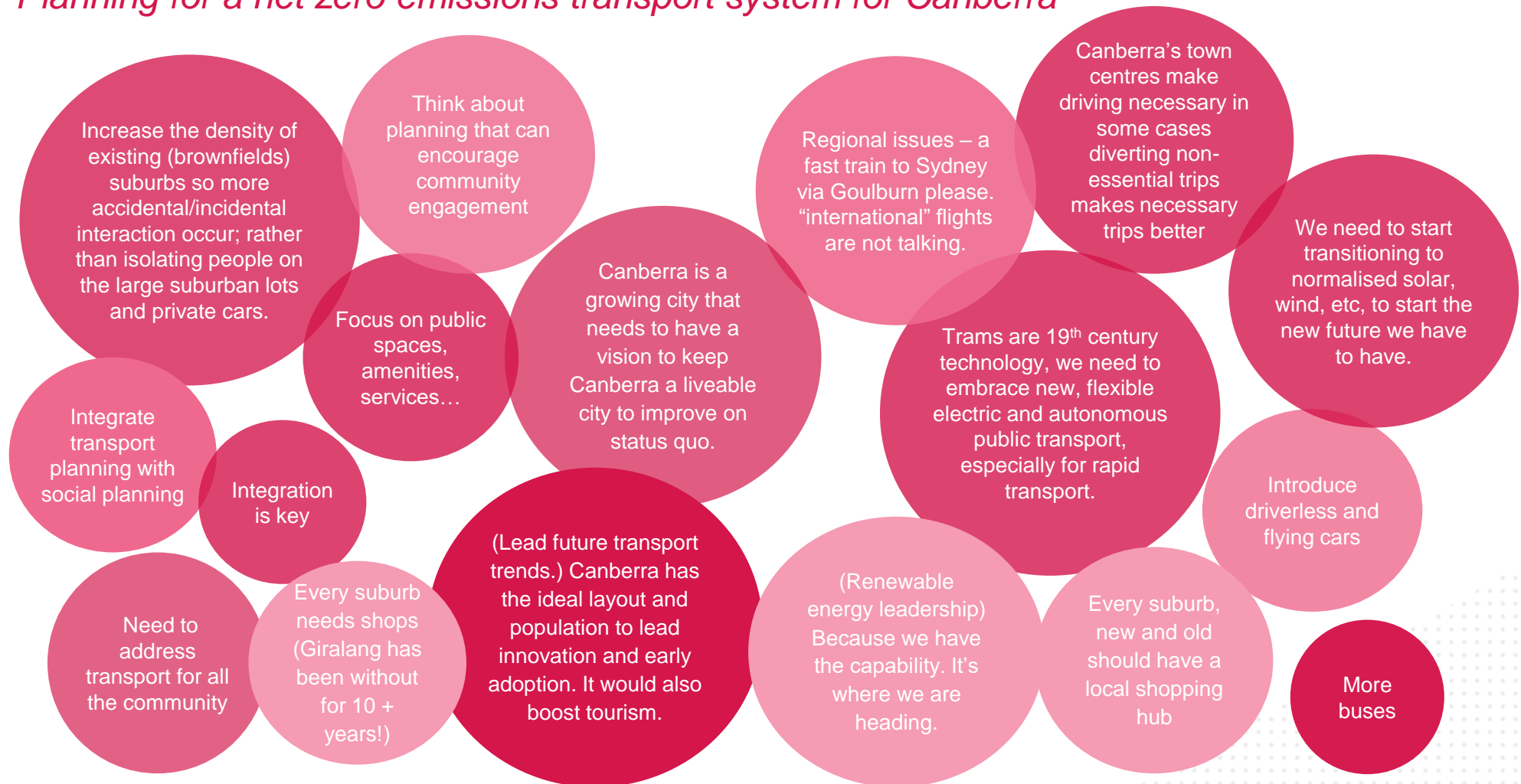
**Votes : 37**

*\*Please note : This is the combined vote tally from session 1,2 & and 3*

# The Voice of Community Experience

## *Car city of clean transport capital?*

### *Planning for a net zero emissions transport system for Canberra*

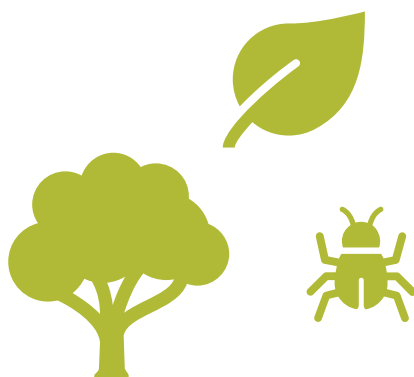


# Top three community priorities for...

*Garden city or city in a garden?*

*In a changing climate, what matters are the green spaces in between.*

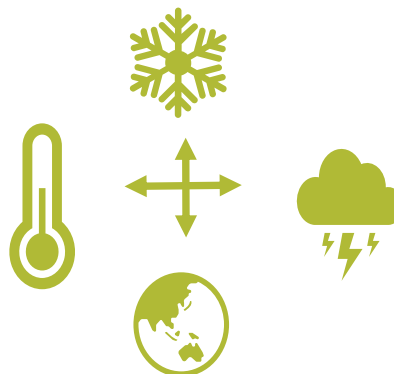
1<sup>st</sup> Priority



**Respect our natural environments**

**Votes : 38**

2<sup>nd</sup>



**Plan for climate change impact**

**Votes : 36**

3<sup>rd</sup>



**Create urban forest to address heat impact**

**Votes : 31**

*\*Please note : This is the combined vote tally from session 1, 2 & 3*



# The Voice of Community Experience

## *Garden city or city in a garden?*

*In a changing climate, what matters are the green spaces in between.*



# Top three community priorities for...

*Bush Capital and Global City: getting the balance right*

## 1<sup>st</sup> Priority



**Plan the city to  
balance a growing  
population and high  
quality of living**

**Votes : 43**

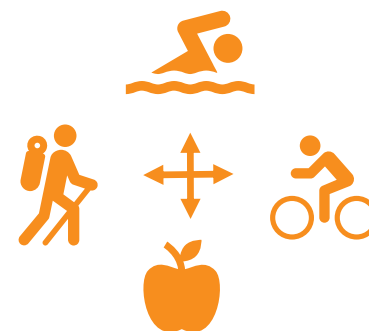
## 2<sup>nd</sup>



**Create + maintain  
accessible friendly  
community spaces that  
connect people**

**Votes : 41**

## 3<sup>rd</sup>



**Promote healthy  
lifestyle and active  
community**

**Votes : 26**

*\*Please note : This is the combined vote tally from session 1, 2 and 3*

# The Voice of Community Experience

## *Bush Capital and Global City: getting the balance right*



## Comments continued....

Enable kangaroos and other animals access to green corridors and drink from the lake without drowning.

Don't end up like Sydney!

Our heritage is being destroyed.

Think about how we (younger people) would like to live ( where, how, with whom) when we are elderly, and build these places and communities now, with what we have!

...maintain the bush capital and protect our wildlife. Utilise empty houses and abandoned government building. No need to destroy the bush capital any future. Put the homeless into abandoned government building.

Reconsider if living "compact" is really achievable, or the best idea.

Build buy scheme for those in public housing or in low economic situation.

Can population growth be managed? "Sustainable"?

Let the people of each suburb do the planning for their own suburb, including what redevelopment happen at the local shops.

Stop thinking about density for densities sake. Think about where we want density and plan for that so dense areas have high liveability and social amenity.

Value the bush capital and garden city values that underpin Canberra's current success and liveability. Don't sacrifice this for the developers \$\$!

Start by recognising Canberra is ahead of it's time, ahead on walkability, links, density around local shops etc. Our problem is controlling bad development and bad building.

Special accommodation for sole travellers as they have to pay more to secure their safety in OZ cities. E.g. AirBnB too risky

Bike spoke system that uses modern/cutting edge tech

Better controlled and quality higher density housing

Create a local build design aesthetic suited to the CBR climate (not bland city development) that could be anywhere in the world.



## Comments continued....

More crowding needs balance with green spaces and trees.

Housing after access to health, education etc is a right and should be a given. Done well, safety, activity etc follow.

We are the bush capital and once it's gone it's gone.

(Protect our communities from Climate impacts) This cannot be achieved if we do not continue to inundate Australia with immigrants. Bring refugees but limit immigration. We must have a population policy.

Only mix compatible use buildings.

Redefine the bottom line and challenge business as usual.

This is the National capital of Australia. Damage the heritage you damage our built, planned history.

Climate change is going to impact on quality of life and environment.

We have the answers, but are driven by profit, not planet (or people.)

Thought for our tree line, not the bottom line.

Have a lake in Woden connected with build-up area (or chain of wetlands – Eddison park not a central area without a strong water element.)

Why is Public Art in Canberra so terrible?

Connect bike paths east of the city - Braddon - Dickson -

56% of people in Canberra feel safe after dark in their local area – not great!

Allow exciting, affordable co-housing communities on the outskirts with fast connecting trains in.

Urban Tree Strategy to ensure that some element are kept at least in some ways when developments happen

# ThinkPlace

[thinkplaceglobal.com](http://thinkplaceglobal.com)

From ThinkPlace Pty Ltd | ACN 116 993 170 | Trading as ThinkPlace Trust | ABN 34 280 130 162  
Level 4, 50 Blackall Street, Barton ACT 2600 | PO Box 5249 Kingston ACT 2604 | Phone +61 2 6282 8852