



Ms Nicola Derigo, Secretary
Standing Committee on Planning, Public Works and Territory and Municipal
Services

Rz3 and Rz4 Residential Redevelopment Policies—Inner North Canberra

We agree with **Greg Hutchison**, that “*planning should be undertaken for the benefit of the community.*”

Many inner north Canberra residents suffer the disadvantages of medium and high density living, but without the benefits.

These benefits are highlighted by **Margaret Hocking**, the **Blue Gum Community School**, and the *Healthy Spaces and Places* guide referred to by the **Heart Foundation**

- “a **diverse mix of uses** such as various dwelling types, home businesses, child care centres, schools, medical centres and public open space **that promote walking or cycle trips within the neighbourhood.**”ⁱ

Many inner north residents – especially in Turner and Downer – have no or limited services in their local area, and are separated from services by 60 km/h arterial roads that are up to six lanes wide.

We recommend that the planning instruments that apply to Canberra’s inner north suburbs be amended:

- **to optimise the benefits that residents can obtain from medium-density living**
- **by permitting some RZ3 and RZ4 land uses within these suburbs:**
- **e.g. community activity centre, health facility, home business, restaurant, shop, take-away food shop.**

This change will replace car trips with shorter walking and cycling trips. It will improve the sense of community, because it will give residents more opportunities to meet people from their neighbourhood.

It will contribute to the quality of life in these suburbs, and to the objectives of the *Sustainable Transport Plan* (as highlighted by the Commissioner for Sustainability). By reducing motor vehicle travel, it will support the *Road Safety* and *Climate Change* strategies.

With my best regards

Leon Arundell, Convenor
26 February 2010

ⁱ Healthy Spaces and Places Design Principles: “*Mixed land use promotes active transport between different activities by locating origins and destinations close to each*

other. This reduces travel distances ... The range of activities in each mixed use development also encourages social interaction as people fulfil more of their needs in their local area. ... A mixed use neighbourhood should include ... home businesses, child care centres, schools, medical centres and public open space that promote walking or cycle trips within the neighbourhood."

http://www.healthyplaces.org.au/site/mixed_land_use.php