



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

---

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES  
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),  
Mr Mark Parton MLA

## Submission Cover Sheet

### Inquiry into Planning Bill 2022

**Submission Number: 31**

**Date Authorised for Publication: 22 November**  
2022



REID RESIDENTS' ASSOCIATION INC.

AO 1247

[info@reid.northcanberra.org.au](mailto:info@reid.northcanberra.org.au)

---

Submission to the Inquiry Into Planning Bill 2022  
Legislative Assembly  
Standing Committee on Planning, Transport and City Services

Reid Residents' Association Inc.  
Marianne Albury-Colless



[info@reid.northcanberra.org.au](mailto:info@reid.northcanberra.org.au)

**RRA Committee**

**Contact via: [info@reid.northcanberra.org.au](mailto:info@reid.northcanberra.org.au)**

President: Marianne Albury-Colless, Secretary: Amanda Reynolds

Treasurer & Public Officer: Robyn Bergin

Committee: Sue Byrne, John Henderson, Molly Henman, Roy Jordan

The Reid Residents' Association Inc. (RRA) wishes to thank the Legislative Assembly Standing Committee on Planning, Transport and City Services for the opportunity to make a submission to Inquiry into the draft Planning Bill 2022.

The RRA is one of the oldest continuing resident associations in Canberra and has taken an active interest in planning matters over some 77 years. Most of the area of Reid lies within the Reid Housing Precinct (Entry 20023, ACT Heritage Register, *Heritage Act 2004*). This suburb was designed based on an Australian interpretation of C20th 'Garden City' principles for a planned subdivision and has retained the values which enabled its heritage classification. Reid remains one of the largest and finest examples of these principles. We note that the term 'elements' is used in denoting what are more correctly referred to as heritage 'values' which are set out in Entry 20023 to the ACT Heritage Register.

These principles have stood the test of time as Reid is one of the coolest suburbs in Canberra (CSIRO, 2017, 'Mapping surface urban heat in Canberra', [www.environment.act.gov.au/data/assets/pdf\\_file/0005/1170968/CSIRO-Mapping-Surface-Urban-Heat-In-Canberra.pdf](http://www.environment.act.gov.au/data/assets/pdf_file/0005/1170968/CSIRO-Mapping-Surface-Urban-Heat-In-Canberra.pdf)). Reid is cool because of both the ratio of build form to planting area and Weston's plantings establishing stunning streetscapes of wide-canopied long-lived trees. It is pleasing to note that The Canberra Spatial Plan states that 'Garden City principles' are to be retained ([apps.actpla.act.gov.au/spatialplan/4\\_goals/4D\\_sense\\_of\\_place/index.htm](http://apps.actpla.act.gov.au/spatialplan/4_goals/4D_sense_of_place/index.htm)).

'Garden City' (also known in North America as 'City Beautiful') principles came about as a reaction to the consequences of the Industrial Revolution: the proliferation of slums, pollution, disease and disadvantage. It is commonly acknowledged we are still living with the pernicious legacy of the Industrial Revolution, thus there is an urgent need to react to the most significant existential issue confronting us all, climate change and its impact on biodiversity loss. Unfortunately, while words such as sustainability, and blue-green networks are used within these planning documents there appears little evidence-based climate change and ecological science being used to devise future planning for Canberra. Climate change and biodiversity loss should be used as the **foundational drivers** for the future planning of Canberra.

We are curious as to the modelling required to frame the complex planning to undertake a methodical and integrated approach to Canberra's future. Has this draft Planning Bill been put to the test using available technologies such as the C40 Adaptation and Mitigation Interaction Assessment (AMIA) tool to analyse these policies? This tool looks at 'a range of policies for potential mitigation and adaptation synergies and trade-offs, as well as potential mal-investment risks and piggybacking opportunities' ([www.c40knowledgehub.org/s/article/Adaptation-and-Mitigation-Interaction-Assessment-AMIA-tool?language=en\\_US](http://www.c40knowledgehub.org/s/article/Adaptation-and-Mitigation-Interaction-Assessment-AMIA-tool?language=en_US)).

### **Draft Inner North and City District Strategy (DINCDS) – 'Rejigging' Reid**

There appear to be cartographical changes to Reid in the Draft Inner North and City District Strategy. The DINCDS (p. 85) takes in two parts of Reid – the former Bega Flats site and Amaroo Street – the latter of which is already sign-posted as 'City' rather than 'Reid' on the road sign nearest Glebe Park. See also DINCDS p. 86 where these parts of Reid are

described as 'City/Town/Group/Local Centres' – no longer 'residential' areas. Further, on DINCDs p. 66 the SW half of Reid is coloured blue ('Town/City Centre'). Have these changes been gazetted, and post codes altered?

The DINCDs shows 'Future Investigation Areas' (p. 99) which in Reid include all residential leaseholds between Amaroo & Booroondara streets, as well the Argyle Square and Monterey medium density residential developments. The Statutory boundary of the Reid Housing Precinct lies at the southern boundary of leased properties on Booroondara Street and the street trees are listed on the ACT Trees Register ([www.cityservices.act.gov.au/\\_\\_data/assets/pdf\\_file/0007/390409/PTR087-Group.pdf](http://www.cityservices.act.gov.au/__data/assets/pdf_file/0007/390409/PTR087-Group.pdf)) Given some of these 'constraints' it would be ideal if we could be told what is to be investigated?

The DINCDs Figure 39: Inner North and City – Sustainable neighbourhoods map (p.115) shows four orange-coloured 'Urban Centres' (this term is not defined, Glossary on p. 155) in Reid: the first two, mentioned as Future Investigation Areas above, plus a new one on the NW side of the intersection of Currong & Coranderrk Streets in Reid and one at what appears to be the end of Amaroo Street. What comprises such 'urban centres' and what measure is being used to classify an area as an 'urban centre'? This is rather confusing.

The Summary Draft Inner North & City District Planning Strategy identifies what the community (communities?) value about the Inner North and City. There is no mention of Civic Pool complex, 'wetlands' are repeated, and there is no mention of the various sporting facilities including the Reid Sports Ground which also lies within the heritage precinct. It is surprising these amenities have not been included.

There are a number of dot points that are somewhat difficult to interpret. For example:

- *Further detailed analysis and modelling to identify future housing needs not able to be met by change areas across Inner North and City District*
- *Detailed analysis and planning for Inner North and City future investigation areas to accommodate future housing and facilitate desired urban character based on suitability and transect analysis and opportunities in identified 200m/400m stop-to-centre connection areas.*

### **Community (Reid) reaction**

The following points have been made by our residents. Overall, the documents are:

- jargon-ridden – plain English would be welcome
- proposing the replacement of rules and criteria with an 'outcomes' laissez-faire regime spells shambles-ridden planning
- light on the impacts for resident leaseholders of the likely consequences of the changes wrapped up in the proposal
- proposing a curtailing of the appeal rights of private citizens and community groups
- the result of inadequate engagement/consultation thus far.

Further, many residents feel that the processes involved have been, and continue to be, far too rushed.

### **Planning, Traffic and Blue/Green Networks in Reid**

Significantly increased volumes of traffic along Currong St South, Euree and Coranderk streets are being experienced through a residential heritage precinct and yet there is no vehicular axle limitation and speed limits are rarely monitored. This results in damage to the roads which were never constructed to carry such volumes, damage to the streetscape trees with high vehicles breaking off branches and for pedestrians makes crossing these streets unsafe. Please see the extract from ACT Heritage Register Entry 20023 Reid Housing Precinct, p. 8:

**SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF THE PRECINCT**

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991*, a series of specific requirements have been identified to implement conservation objectives to ensure the retention of the heritage significance of the place.

**Intent: To retain and conserve the intrinsic features of the precinct:**

- for their ability to demonstrate historical values including 'Garden City' planning principles and architectural and landscape design from the initial period of urban development within Canberra;
- for the aesthetic unity of the streetscapes arising from the harmonious integration of low-density built forms within a mature landscape setting, and high proportion of landscape space and trees.

[www.environment.act.gov.au/\\_\\_data/assets/pdf\\_file/0010/148474/462.pdf](http://www.environment.act.gov.au/__data/assets/pdf_file/0010/148474/462.pdf)

Despite the emphasis on 'blue/green networks there appears little intention within the DINCDS to incorporate the heritage values and specific requirements cited above by connecting such networks with the ACT Heritage Act and Register.

The proposed signalised intersection on Limestone Ave & Euree Street will facilitate greater traffic volumes as has happened with the Currong Street /Anzac Parade intersections where the green light interval at the intersection with Anzac Parade has been significantly increased over time to cater for the increased traffic volume from Campbell, and the C5 development. The result is more commuter traffic and heavy vehicles travelling through Reid. While light rail, electric scooters etc. might provide some minor leavening how will the DINCDS mitigate this intensity in traffic volume?

The RRA endorses the following:

'Comments' by Richard Johnston 8.11.22 THE ACT PLANNING BILL Sept. 2022, DRAFT ISC DISTRICT STRATEGY AND TERRITORY PLAN which in summary make the strong case for continuation of the following:

1. Clarity of retaining a Rules based system (like our legal system)
2. The necessity for transparency of decision making that produces trust in the system
3. Genuine consultation processes

The RRA is concerned with the issues raised by the Canberra Planning Action Group particularly in relation as to the raison d'être for this planning process.

We would also support their recommendations to:

- establish an independent commission similar to the NT Planning Commission to set the strategic framework for integrated land use, transport and infrastructure planning in the

ACT, work with the community to deliver more sustainable and cost-effective outcomes for the community that reflect environmental and heritage values. It would:

- Consult with the community to develop strategic plans and policies for inclusion in the ACT Spatial Plan and advise on significant development proposals; and
- Strengthen link between the Federal and ACT Environment Protection Authorities, ACT Heritage Council and Local Government Associations. It should, as is the case with the NT Planning Commission, have seven members who can provide planning leadership and deliver professional, independent advice and include the chairpersons of the relevant ACT bodies with statutory decision-making powers for development, providing for a greater shared understanding of the aspirations of the planning system in delivering outcomes.

It would be crucial to include First Nations membership on such a commission and ensure First Nation advice underpins future planning initiatives.

In view of the internationally recognised drivers relating to our future wellbeing and, indeed, survival, as it stands The Draft Inner North and City Planning Strategy does not measure up to the urgency required for the future of our area for the next century.

While we are sure there must be other reputable and authoritative sources, we strongly recommend the following references:

1. 'Integrating Climate Adaptation: A toolkit for urban planners and adaptation practitioners' [www.c40knowledgehub.org/s/article/Integrating-Climate-Adaptation-A-toolkit-for-urban-planners-and-adaptation-practitioners?language=en\\_US](http://www.c40knowledgehub.org/s/article/Integrating-Climate-Adaptation-A-toolkit-for-urban-planners-and-adaptation-practitioners?language=en_US)
2. Niki Frantzeskaki, Timon McPhearson, et al. 2019, 'Nature-Based Solutions for Urban Climate Change Adaptation: Linking Science, Policy, and Practice Communities for Evidence-Based Decision-Making', *BioScience*, Volume 69, Issue 6, pp. 455–466, <https://doi.org/10.1093/biosci/biz042>

Considering the planning undertaken by the Griffins, undoubtedly par excellence for the time, it is perhaps now time for another international planning competition to take Canberra, our national capital, into the next century.

Marianne Albury-Colless