

From: Rosie - Internode
Sent: Friday, 26 February 2010 3:39 PM
To: Committees
Subject: Standing Committee on Planning

Ms Nicola Derigo

Standing Committee on planning, public works and territory and municipal services.

With reference to the standing committee's deliberations on planning for and re-development in existing suburbs I welcome the opportunity to make a submission:

- The moves towards redevelopment in established suburbs in order to achieve a greater density of dwelling-units is to be applauded if it slows or prevents the constant escalation of residential development into the greenfields - agricultural zones surrounding cities. (Instead of more decades of being "in limbo" these agricultural lands should be utilised for biologically-sound farming or market gardening as a move towards real sustainability for the urban population of the ACT.)
- Re-development should not 'significantly impact on the amenity enjoyed by residents' of the targeted areas. In other words new buildings should not represent architectural point-scoring but should reflect and respond to the heritage values already existing in the streets that will host them.
- Re-development should not be driven by the principle of 'cramming as many units into the space' as possible.
- All buildings should comply with a much higher energy-efficiency rating than that currently expected or mandated. The ACT's e-rating-system needs urgent and significant overhaul and should be based on the realities of solar orientation, electricity supply well into the future, future rainfall patterns and truly sustainable design.
- There is no point in seeking the holy-grail of affordable housing if that only equates to perceptions of affordable purchase. Running-costs are enormous in poorly oriented, poorly designed, "cheaply built" homes.
- The nature of the new buildings should also reflect the social and well-being requirements of residents of modern housing.
- Urban infill will have a significant and long-term negative effect if the planned built environment intrudes on the 'garden-city' ambience of Canberra and destroys its renowned balance of urban open space that is appreciated by and essential to both residents and visitors.
- It presently seems that re-developments that I have noticed in some suburbs have often been initiated by stealth including minimal consultation with the 'affected residents' and communities. For example Public Notices have been cryptic or in newspapers many no longer read, actual consultation meetings have been sham affairs where planning and design decisions have already been made, locals' protests are largely ignored or are silenced by time-expensive, technical and costly processes.
- Planning and development for both infill and new 'estates' situations needs to be placed within an holistic and regional framework and not occur on an ad hoc or opportunistic basis.
- There needs to be several persons with environmental- and social-planning backgrounds and experience in ACTPLA.
- There needs to be independent planning authorities in the ACT and region. They would be responsible for planning decisions made in the context of a multi-decade, comprehensively-informed vision for Canberra as the national capital and as an inland city within its iconic hinterland/region.

I realise the above comments are more general in nature than the specific situation in the Canberra's northern suburbs but Canberra and its region is at a crisis point in approaching its

future and I would request that The Standing Committee considers the broader planning and development picture beyond those heritage suburbs and beyond the present.

Yours sincerely

Rosemary Blemings
FLYNN A.C.T. 2615