

GNCA LISTENING REPORT ON ACT PLANNING FRAMEWORK

10 May 2023

1. INTRODUCTION

1.1 Debate on the new Planning Bill is expected in one month. The planning review is at the stage of consideration of submissions and production of a listening or Consultation report:

<https://yoursayconversations.act.gov.au/act-planning-review>

1.2 Submissions closed on 3 March and there is, as yet, no report. This report summarises the written submissions on the above website to make them more accessible. All individual submissions and names are masked, whether or not publication was approved.

1.3 Submissions vary from extensive detailed responses to a few lines. They are uploaded in groups but numbering is elastic because there can be fewer or more in a group than the published number. In this report numbering starts afresh for each group – following the published list - to help the reader. Just scroll through the submissions in the group to find the submission you seek. Most of this report is factual but some parts of it clearly rely on subjective responses. Please advise of changes needed.

2. REPORT

Submissions¹ published: about 400.

Submissions opposing proposals: majority

Submissions fully supporting proposals: 3. They are numbered 3, 148, 181

Submissions supporting proposals in part: many

Many organisations give conditional support to reform but express concerns e.g. see Australian Institute of Architects (198), Australian Institute of Landscape Architects (204), Housing Industry Assoc. (220), Master Builders Assoc. (215). See also, for example: 3,17, 82, 114, 326, 373

Suburbs with most submissions: **Curtin and Yarralumla/Deakin**

Figures in the planning documents referred to most often: 34,35,36,39

Individual submissions with noteworthy thoughtful contributions based on professional and life experience - examples:

4,22,48,70,78,91,98,106,108,123,126,129,130,150,185,216,268,269,296,308,310,336,338.

Submissions from professions (see list Industry 190f): architects, ACT Bar, planners etc

Submissions from identifiable individuals: Richard Johnston 13, Beatrice Bodart-Bailey 272?

Submissions calling for a vision statement: many e.g. 338, Planning Institute Australia 347

Individual concerns raised by many submissions and some noteworthy specific issues- examples:

Accountability: 131

Affordable housing: 106,224,340*

Aged care and retirement living: 191*,194*,200a*,348b*,349b*,351b*,376*

Biodiversity: 42,112,142,250,364,368

Blue Green Network: 68,102,268

Bushfires: 63

¹ Remembering the old public policy adage that for every submission written there are 100 other people who agree.

Climate change: 106,223,272
Consultation: 93 (young people),110,129, 134,164, 308, 310
Dual occupancies: 1,105,120,148,271,287
Future Investigation Areas: 271,305
Heat islands: 24,84,133,167,272
*Heritage:*12,23,26,42,122,124,129,162,172,276,288,330
Infill: 25,70,91,134
Knockdown rebuilds: 162
Mr Fluffy: 36,50,141,270
Muslims worship: 303
Outcomes focus: 78,113,114,121 (playgrounds and schools),123,125,142,295,312,336,339
Pools: 149,264,294
Population: 166
Social justice: 11,131,224
Sustainability: 101
Road safety: 10
Technical specifications: 14,48,
Tiny houses: 5,9
*Transport:*338
Trees: 145,291,331
*see business submissions

Previous reports cited: Housing Collaboration Hub Report 2018 (1), Sustainable Farming in the Majura Valley 2011 (42), Housing Choices Discussion Paper 2018 (148), Campbell Community Survey 2018 (226)

3. REFLECTIONS ON SUBMISSIONS

3.1 *Snapshot of Canberra*

These submissions provide a unique insight into how this community, at this time, is grappling with climate change, housing affordability, social justice, mental and physical health etc. They show the ACT's civil society. It is to be hoped that ACT Archives preserves this valuable record.

3.2 *An educated population*

The submissions reflect the fact that Canberra has an educated population with many experienced in public administration. For example, diagrams, photos, references and data accompanied many submissions. There is general awareness of the deficiencies of the consultation process and the gaps in evidential support for proposals e.g. 308, consultation list above.

3.3 *Review of decisions*

While there is consensus that the changes will affect merits and judicial review of planning decisions there is no consensus on the nature of the impact. See Bar Association, HIA

3.4 *Notable quotes:*

- *The review appears to be a cat and mouse game, with developers being the cat and residents the mouse. The government seems to be happy to facilitate the game. 152*
- *The Strategy does not reflect, nor understand, the beauty of a garden, each one different, and reflecting the different interests of its owners.127*

- *Canberra was made an example of a planned modern city that set gently in its landscape and gave residents a natural and beautiful environment. Why should we be enthusiastic about a future that delivers less? 187*
- *The Garden City will be a concrete jungle interspersed with green threads...The corridors ..will be surrounded by areas impermeable to biodiversity 12*
- *(Documents)presented for comment lack basic referencing systems including page numbers, Paragraph numbers, Section Names, indexes, Contents pages, Cross References to other documents in the set and use of defined terms. These quality issues render the documents as not fit for review...all documents should be placed on hold until they meet these minimum standards, and then they should be released to the community for a six month review period (308)*
- *If COVID taught us anything, it is the crucial importance of open spaces within walking distance of all residences (house or Flat) to be able to get out in the fresh air and go for a walk. That is critical for personal and community wellbeing. (331)*

3.5 ***The Way Forward***

Frank and fearless advice to the government would lead to the following statement:

Thank you for engaging in our consultation with your thoughtful suggestions. Considering your responses, and having regard to the current economic circumstances, we have decided to delay our reforms of the ACT planning system. We have grouped your suggestions into district and general proposals and will review them carefully and consult with you further as together we plan for meeting the ACT's future challenges.

4. **TABLES**

Community Groups (based on location)

Group	Sub No	Comment
CCCCT Combined Community Councils ACT	361	
Belconnen Community Council	359	
Curtin Residents Association	365	
Dickson Residents Group	232	
Downer Community Association	254	
Farrer Residents Association	367	
Forrest Residents Group	366	
Friends of Hawker Village	222,369	
Ginninderra Falls Association	233	
Greater Canberra	377	
Griffith Narrabundah Community Association	247	
Gungahlin Community Council	381	
Inner South Canberra Community Council	236	
Kingston Barton Residents Group	243	
Lake Burley Griffin Guardians	383	
Majura Valley	42,309	Majura House
Molonglo Valley Community Forum	241	
Oaks Estate Residents Association	244	
Old Narrabundah Community Council	246	
Pialligo Residents Association	389	
Reid Residents Association	248	
Red Hill Residents Association	245	
Tuggeranong Community Council	252	
Village of Hall and District Progress Association	253	

Yarralumla Residents Association	256	
Weston Creek Community Council	255,396	
Woden Valley Community Council	257	

Landcare, Heritage and other Group submissions

Area	Sub no	
ACT Urban Woodlands Rescue	250	
ACT Herpetological Association	250	
Canberra Urban Woodlands Rescue	250	
Coleman Ridge Parkcare Group	250	
Conservation Council	223,363,387,250	Missing Middle endorser
Filed Naturalists of Canberra	250	
Friends of Grasslands	364,368,250	
Ginninderra Catchment Group	370,250	
Kuringa Woodland Landcare Group	382,250	Fraser, Spence
Lake Burley Griffin Guardians	383	
Landcare	242,250	
Majura Valley Landcare Croup	384	East Canberra
Minders of Tuggeranong Homestead	237	
National Parks Association	250,386	See also associations
Nature groups coalition	250	12 groups
Southern ACT Catchment Group	249,250	
Woodlands and Wetlands Trust	360	

Area submissions

Areas can only be listed where they are in the body of submissions because addresses are masked

Area	Sub no	Comment
Belconnen	4,65,202*274,280a,295,296,348*,353*	See also Flynn
Bruce	121,355	
Campbell	129,226	
Coombs	114,147	
Curtin	3,16,21,24,29,47,54,55,58,61,62,69,71,72,73,79 80,81,83,84,90,91,94,96,99,102,109,132,141,144,146, 152,156,165,167,168,169,185,188,266,267,271,284 287,291,297,298,321,322,324,331 (trees & wellbeing)	See also Woden - Edge, Holman St, Theodore St Yarralumla Creek Flooding 63 (fire)
Dairy Flat Road	238	See also Fyshwick
Deakin	104,142	See also Yarralumla/Deakin
Downer	2,126	
East Canberra	124, 202*,280,341,357,389	See also Hume, Symonston, Eastern Broadcare
Farrer	131,290	
Flynn	133	
Forrest	26,49,53,57,85,97,104,108,151,171,192*,193*,273	Section 19 See 192,193
Fraser		See Kuringa
Fyshwick	155,207*,238*	

Garran	8,44	Robson St
Ginninderra	343*,353*	
Giralang	335	
Gold Creek	355*	
Greenway	350*	
Griffith	36,37,56,182,183, 194*,286	
Gungahlin	163	
Hawker	222	
Holder	6	
Holt	27,351*,351a*	
Inner North (gen)	134,173,187,288,302,305,310,330	18 names 134
Jamison	42	
Kaleen	335	
Kambah	15,110	
Macgregor	50	
Majura Valley	309	
Molonglo Valley	234 (Greater Canb),241,303,340*	
Mt Ainslie	68	
Mt Majura	68,112,337	
Narrabundah	120 (Old N'dah),162,272	Symonston etc:see East Canberra
Nicholls	355	
North Canberra	68	See Inner North
Oaks Estate	206*	
Page	200b*,348*,348a*,349a*	
Red Hill	11,308,325	
Reid	98,149,172,305,338	305 25 names
Scullin	14	
Spence		See Kuringa
Stirling	200*,294,353*	Block 92 Sect 24
Symonston	124,341*	Callum Brae
Tuggeranong	23,67,237	Tuggeranong Homestead
Turner	123,336	ABS data 336
Yarralumla	25,28,30,31,32,46,51,59,66,92,93,122,125,127,128,135 157,164,184,268,281,282,283,289,293,306.307,313	
Yarralumla/Deakin ²	22,33,34,87,154,161,186,285,292,301,311,314,323,327	
Watson	69	
Weetangera	52	
Weston	200*,267	
Weston Creek	63,86,150,197*,235 (Greater Canb),268,329	Bushfires 63
Woden	22,35,41,43,106,195,304,326,332,334,338	See also Curtin

*Submission from business group relating to that area

Professional, business and other associations etc

Entity	Sub no	
ACTCOSS	224	Missing Middle endorser
Advocacy for Inclusion	358	
Australian Institute of Architects	198	

² I have grouped these together and listed them separately

Australian Institute of Landscape Architects	204	
Bar Association	190	
Building Designers Association Australia	205	
Conservation Council	223,363,387,250	Missing Middle endorser
Fyshwick Business Association	209	
Ginninderry	371	
Greater Canberra	234,235,373	Missing Middle endorser
Housing Industry Association	219	
Large Format Retail Association	346	
Master Builders Association	215,17	Missing Middle endorser
Missing Middle	385	220 signatories, 15 organisation endorser, 10 individual endorser
National Parks Association	386	
Planning Institute Australia	347	
Public Transport Association Canberra	390	Missing Middle endorser
Regional Development Australia	391	
Rural Landholders Association (ACT Farmers)	357	

Sporting and recreational clubs

Club	Sub no	
ACT for Bees	356	
Canberra	107	
Clubs ACT	229	
Community Sport ACT	362	
Garden Community for the Future	231	
Equestrian Association	225	
Motorsport	170	
Ornithologists Group	227,250	
Phillip Pool	264	
Pony Club	149	
Racing Club – Thoroughbred Park	107	
Riding Club and Pony Club	230	
Royals Rugby	228	
Tennis ACT	251	
Weston Creek Gymnastics Club	86	Health

Businesses etc

Entity	Sub no	
AMC Architecture	200b,348a,349a	Page Block 20 Section 2 Missing Middle endorser
BDAA Building Design	339	
Built4U Design	199	DAs increase
Canberra airport	217	
Canberra Aerotropolis	218	
Canberra Town Planning	348,350,351,353, 354	Page, Greenway, Holt, Belconnen, Ginninderra, Stirling,, Gold Creek 353 for Canberra Labor Clubs
Capital Estate	340	Molonglo Valley
Colliers	341	Eastern Broadcare
DNAA architects	223	

DOMA	342	Yarralumla Brickworks
Ethos Urban	343,372	Ginninderry
Green House Architects	130	Site coverage. plot ratio, solar
Jega	206	Oaks Estate
Jega	207	Fyshwick Section 6
Knight Frank	192	s.19 Forrest
Knight Frank	200	Block 92 Section 24 Stirling
Konstantinou Group	355	Gold Creek Golf Course
Learnsapes	42	
Molonglo Property Group	238	Dairy Flat Road
One Fell Swoop	200a,348b,349b,376	Aged care and Retirement
The Pod	191	Site coverage, aging in place
Planit	123	Active travel
Planit	208	Westfield Belconnen
Planit	214	
Purdon	193	s.19 Forrest Missing Middle endorser
Purdon	194	Gungahlin Block 348 Retirement Living- Missing Middle endorser
Phillip Business Community	195	
Spacelab Studio	216	
The Village Building Co	197	Weston Creek Block Section 82

Other

Entity	Sub No	Comment
NSW Dept Planning & environment	265	
Nyamudy Ngambri Allodial Elder	388	