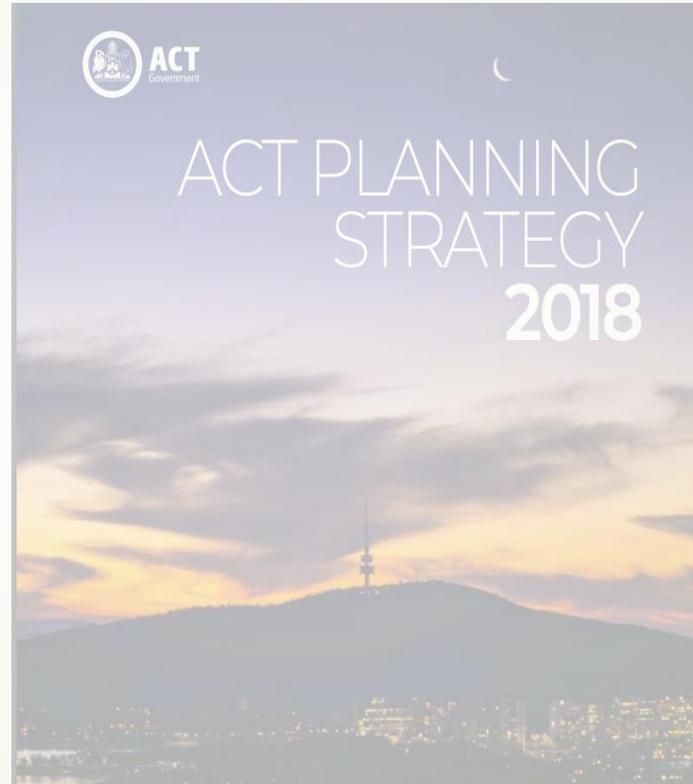
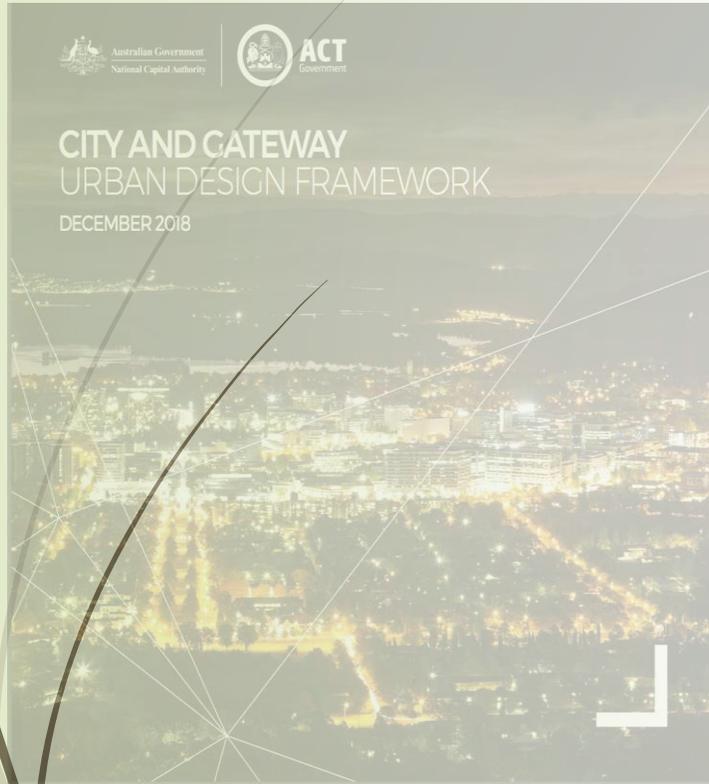




# **DON'T DUMP ON DOWNER**

Monday, 4 February 2019 – Downer Community Association meeting

# What are we talking about?

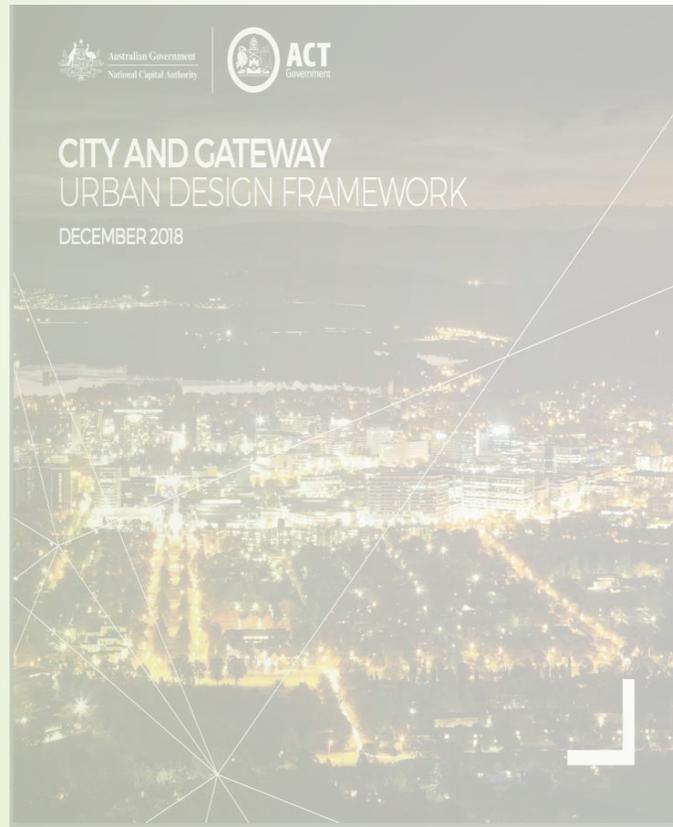


*Australian Capital Territory (Planning and Land Management) Act 1988*

## Draft Amendment 91 City and Gateway Urban Design Provisions

*January 2019*

## City and Gateway Urban Design Framework



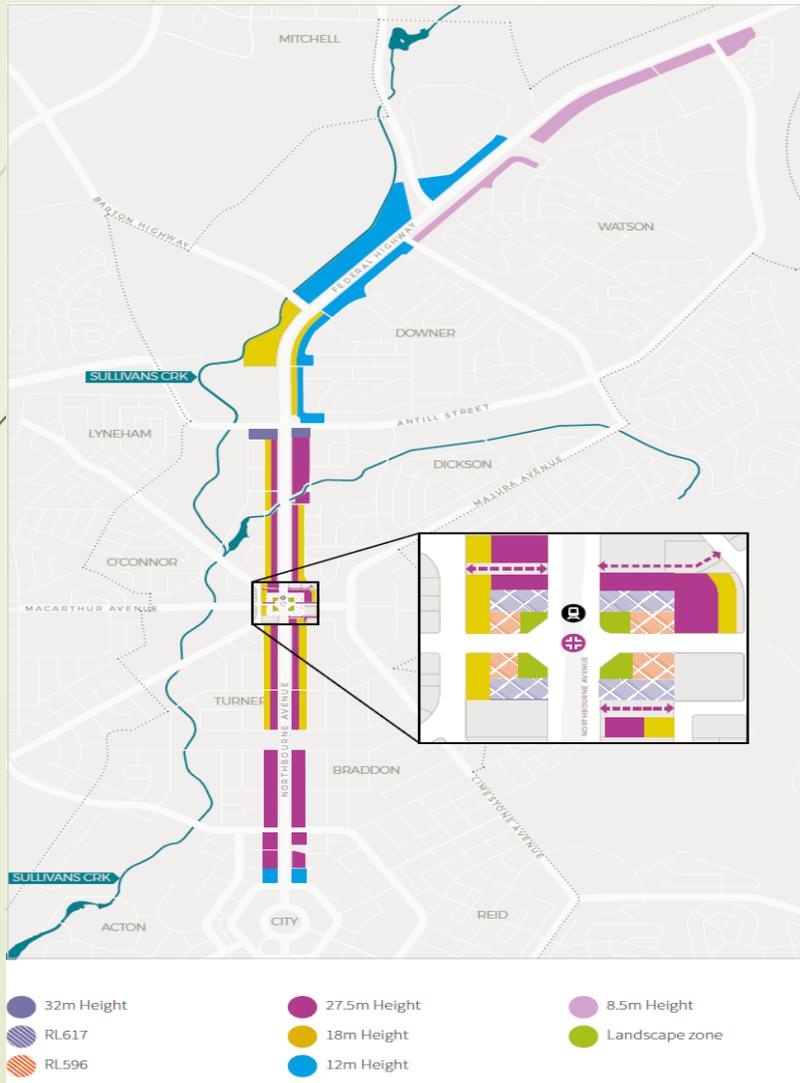
### What's happened to date?

- Released for consultation in March 2018
- Community workshops in April 2018
- Final report released on 19 December 2018

### What happens next?

- “The Framework will be implemented by the National Capital Authority and the ACT Government through a National Capital Plan amendment and Territory Plan variations, which are expected to be available for public comment in early 2019.” (Source: ACT Government website – Environment, Planning and Sustainable Development Directorate – Planning)

# City and Gateway Urban Design Framework



## What changed following consultation?

- Very little
- The 'study area' was expanded to include most of Downer and parts of Watson (page 8)

### Between Barton Highway to Phillip Ave

- Lowered the increase from 18m to 12m
- Still an increase from the existing 8.5m

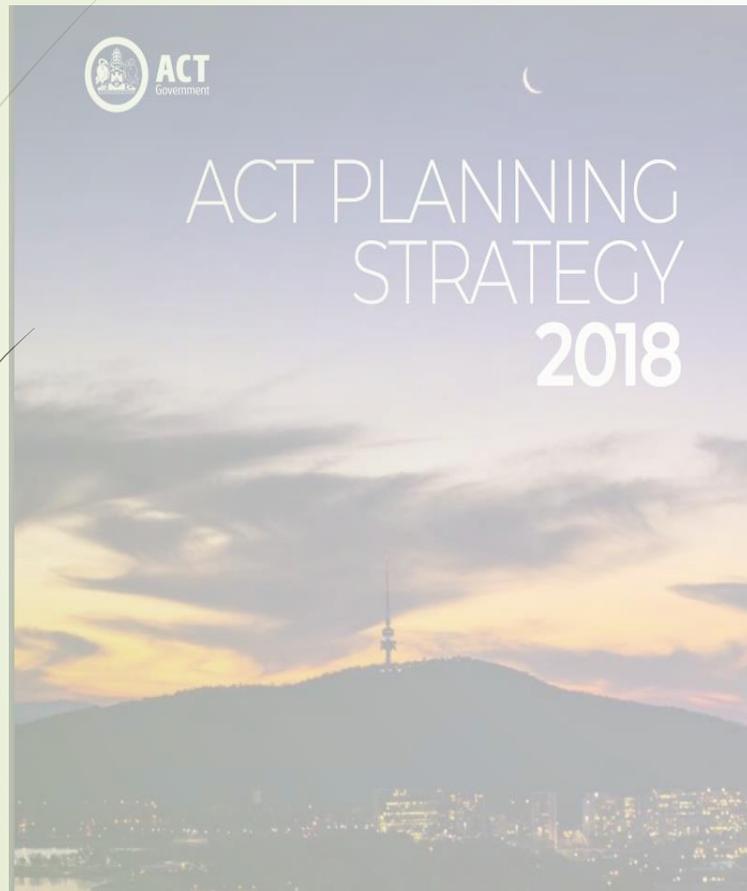
### Between Barton Highway to Swinden St

- 18m on Yowani side
- 18m on Northbourne Ave
- 12 m on Atherton Street (west side)
- Still an increase from the existing 8.5m

### Between Swinden Street to Antill Street

- 18m Southwell Park side
- 18m Northbourne Ave/Panton Street side
- 12m Blacket Street (west side)
- Still an increase from the existing 8.5m

## ACT Planning Strategy



### What's happened to date?

- Released by the Minister December 2018
- Replaces the 2012 strategy

### What happens next?

- “The Strategy will be implemented by the Environment, Planning and Sustainable Development Directorate in consultation with other ACT Government directorates and relevant stakeholders. Many actions will be implemented through the Territory Plan, the government’s key statutory planning document in the ACT.” (source: ACT

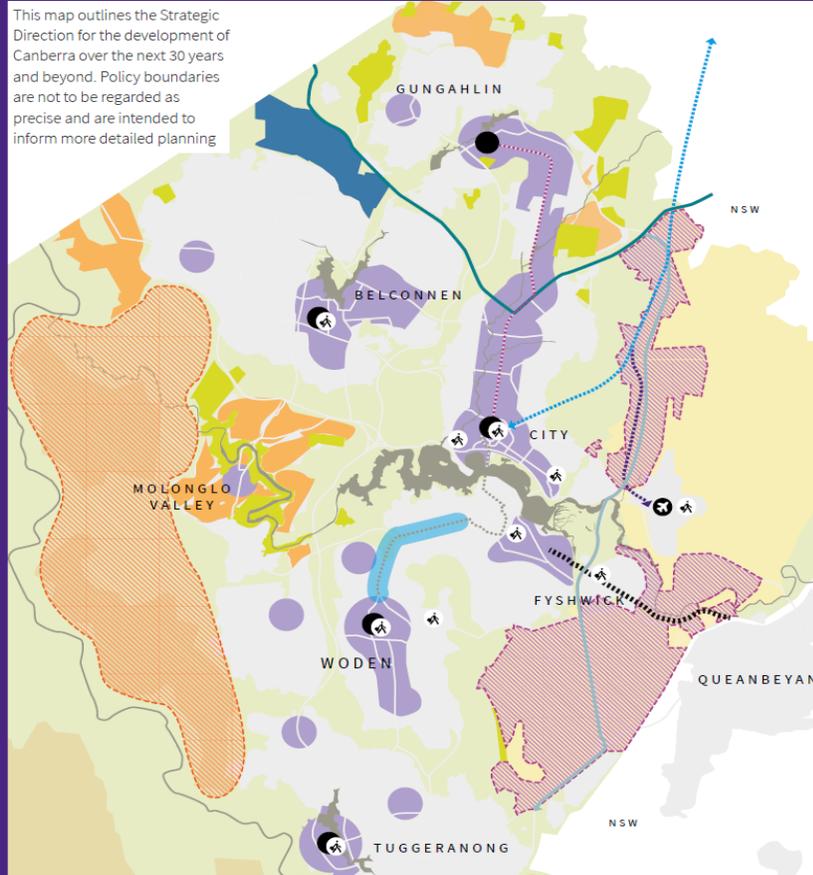
Government Planning Strategy website)

# ACT Planning Strategy

## POLICY PLAN

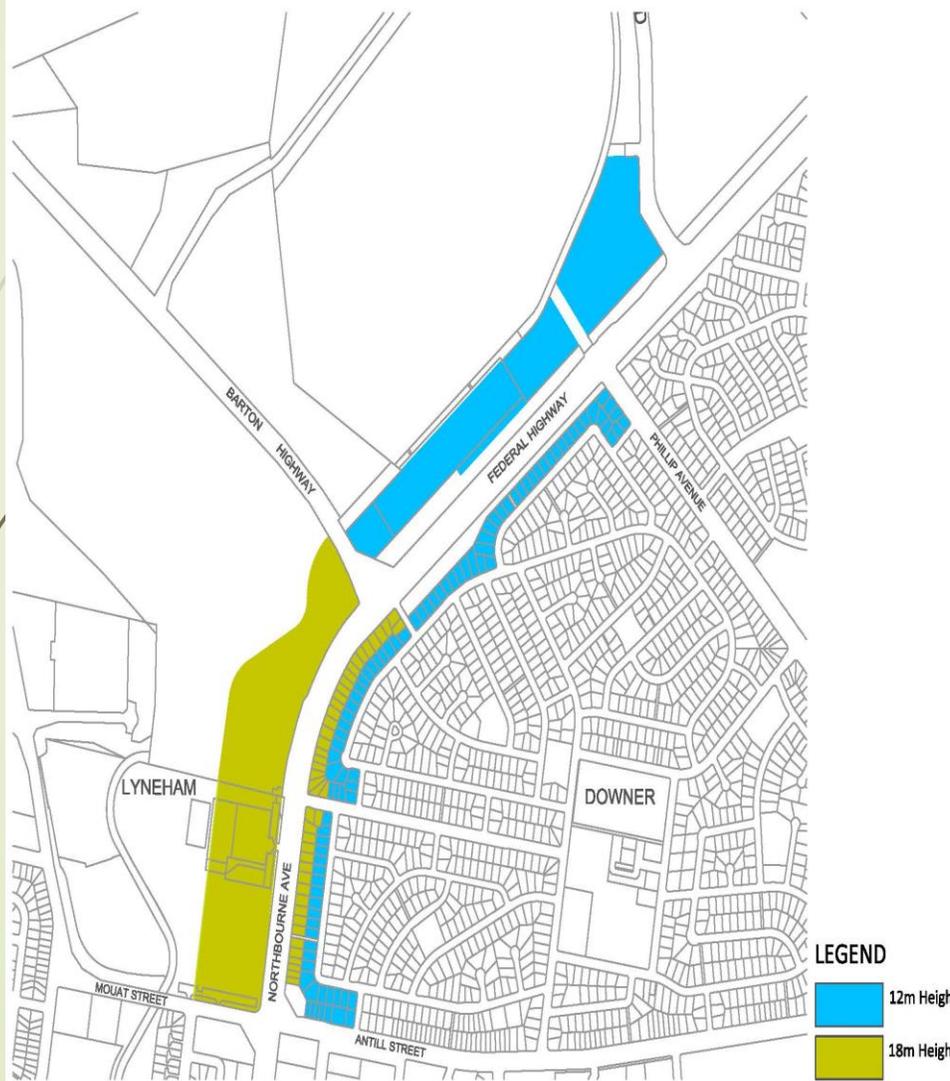
Summary plan outlining the strategic directions for the development of Canberra over the next 30 years and beyond.

This map outlines the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning



- This map outlines the Strategic Direction for the development in Canberra for the next 30 years
- **Highlights that most of Downer has been earmarked as an ‘urban intensification locality’**
- ‘Infill development’ and ‘urban renewal’ involves “increasing the capacity of our existing urban areas” (page 39)
- “It requires the strategic identification of areas where development can be focussed ... including urban intensification areas” (page 39)
- “Investigate the opportunities for higher density development within future urban intensification locations (page 43)

## National Capital Plan Draft Amendment 91 – City and Gateway Urban Design Provisions



- ▶ The National Capital Authority (NCA) has released National Capital Plan Draft Amendment 91 – City and Gateway Urban Design Provisions (DA91) for public consultation.
- ▶ The purpose of DA91 is to implement the NCA's interest in the City and Gateway Urban Design Framework by establishing detailed planning and design criteria for development on land flanking the Federal Highway and Northbourne Avenue
  - ▶ It will do this by **removing the need for Development Control Plan (DCP's) to guide development** on land fronting the Federal Highway, and instead including planning and design policy within the National Capital Plan.
- ▶ Consultation closes 4 March 2018
- ▶ A public information session will be held on **Wednesday 6 February 2019, from 5.30pm to 6.30pm** at the National Capital Exhibition, Barrine Drive, Regatta Point, Commonwealth Park, Parkes ACT 2600.
- ▶ The NCA invites interested parties to register their interest in attending by email [draftamendment@nca.gov.au](mailto:draftamendment@nca.gov.au).

(source: NCA website, <https://www.nca.gov.au/consultation/national-capital-plan-draft-amendment-91-city-and-gateway-urban-design-provisions>)



# So what does all of this actually mean?

- ▶ Downer has been singled out in the latest round of planning changes as the only suburb to go from existing low density housing to high density housing – think of Braddon.
- ▶ The City and Gateway Urban Design Framework notes that “Infrastructure improvements are required to accommodate increased densification”, but then goes onto note that “Any infrastructure investments in the city and gateway corridor will be subject to future budget decisions.”
- ▶ The ACT Government claims to have a ‘people first’ approach to planning and development, but that apparently doesn’t include the residents of Downer
- ▶ Don’t think this is only affecting a small section of Downer closest to Northbourne Ave – most of Downer is potentially captured with the ACT Planning Strategy.



# The proposed DCA position – for discussion

- ▶ DCA representatives currently have a meeting scheduled with the Minister for Planning, Mick Gentleman MLA on 6 February 2019.
- ▶ Proposed position at that meeting (subject to community feedback):
  - ▶ The DCA rejects both strategies and the piecemeal way Downer is being planned
  - ▶ There is no valid planning justification for nearly all of Downer to be identified as urban intensification area
  - ▶ It has no school, 90% of community land already sold to private developers, the least open space in any inner north suburb, relatively small block sizes, narrow streets and frequently lacking footpaths
  - ▶ It will make most of the suburb a heat island with only street trees, which is an unsustainable approach and the worst planning outcome for the suburb



# So what does the DCA want?

## – for discussion

- The majority of the suburb to be **retained as R1 zone**
- **Lower building heights** than currently proposed under the Plan
- Downer **infrastructure to be upgraded** before any development
- **Co-ordinated development, infrastructure, transport and traffic management plans** for the entire suburb
- New **wider footpaths** along the main pedestrian routes
- **Upgraded community spaces** and play equipment
- Anything else? Have your say.

# So what can you do?

- ▶ Get loud, get active and get moving! **NOW is the time to provide your feedback**
- ▶ To the DCA: email [downerassociation@gmail.com](mailto:downerassociation@gmail.com)
- ▶ To the ACT Government: [www.yoursay.act.gov.au](http://www.yoursay.act.gov.au)
- ▶ To the Planning Minister, Mick Gentleman MLA: [www.contactmyminister.act.gov.au](http://www.contactmyminister.act.gov.au)
- ▶ To the NCA: [draftamendment@nca.gov.au](mailto:draftamendment@nca.gov.au). Go to the information session on Wednesday, 6 February 2019, at 5:30pm
- ▶ To the Assistant Minister for Regional Development and Territories, the Hon Sussan Ley MP: email: [minister.ley@regional.gov.au](mailto:minister.ley@regional.gov.au)
- ▶ To the ACT Opposition: the Opposition have been disappointingly silent thus far, it's time to get them motivated: email [info@canberraliberals.org.au](mailto:info@canberraliberals.org.au)
- ▶ Petition – Downer community interest?

# Questions and comments

