

Key implications of the proposed new Territory Plan
Does it address key issues raised by inner south residents
in the ISCCC's 2019-20 online survey?
Marea Fatseas, ISCCC Chair

The ISCCC's online survey of 555 residents in 2019/20 found that what they value most about their suburbs is:

- Streetscape (street trees, vegetation, gardens, width of streets) - 71%
- Open spaces (parks, ovals and bushland for recreation) – 69%
- Character (well planned, peaceful, safe, community feeling) – 62%
- Environment (reserves, trees, vegetation, wildlife, flora and fauna) – 60%

Also, 85% said that they wanted to have a say on what is built next door or nearby. In particular, they wanted a say on impacts on their access to sunlight and natural light (83%), building height (75%), zoning changes (70%), the amount of green space on the block (64%), and protection of the character of the heritage precincts (59%).

Unfortunately, the new draft Territory Plan does not provide residents with a say on knockdown rebuilds next door or nearby. Indeed, the greater discretion given to the Planning Authority and proponents of new developments will provide even less certainty to residents than they have now.

Of particular concern is that the provisions of a Variation to the current Territory Plan (DV369) about Living Infrastructure like trees and other vegetation have been watered down and in any case will not be mandatory.

- The requirement for developments on residential blocks of over 500 square metres to have at least 30 percent plantable area appears to have been watered down to 24 percent.
- There appears to be more scope for the Chief Planner to override advice from the Tree Conservator about protection of mature trees.

The next speaker, Tim Field, will provide more information about the proposed changes in decision making about Development Applications, including in relation to green space, tree canopy and solar access.

Our online survey three years ago encompassed residents of Oaks Estate and Symonston. The ACT Government has included both of these suburbs in the East Canberra District Strategy instead of the Inner South District Strategy. We have strong representations from the Oaks Estate Residents Association for Oaks Estate to be included in the Inner South District Strategy, and we want to find out more about the views of Symonston residents on this issue.