ISCCC Public Forum 10th May 2022
7.00 – 9.00 pm
Eastlake Football Club and Zoom

Welcome and introductions: Marea Fatseas, Chair ISCCC

While 81 registered to attend (45 in person and 36 on Zoom), there were 87 participants (56 in person and 31 on Zoom).

The Chair thanked everyone for coming and acknowledged the attendance of MLAs Peter Cain, Shane Rattenbury and Rebecca Vassarotti. The Chair also thanked Peter Elford, President Gungahlin Community Council, for helping us with the technology required to hold a meeting combining in-person and on-line, and acknowledged participants from other Community Councils.

The Chair acknowledged traditional owners of the land.

Apologies:

Elizabeth Lee MLA, Melissa Bennett, Colin Walters, Jane Goffman.

New Planning Bill

First speaker: Richard Johnston, urban planner/architect (retired), President Kingston Barton Residents Group.

Richard addressed the three feedback themes from stakeholder meetings, both community and industry, namely:

- Confidence, certainty and clarity
- Trust and transparency
- Consultation.

He outlined concerns about lack of specifics, good governance and planning instruments. See Richard's attached presentation and his discussion paper: (ACT Draft Planning Bill - Inner South Canberra Community Council - ISCCC.)

Second speaker: Tim Field, Red Hill Residents Group.

Tim addressed concerns about the proposed outcomes focus for DA decisions using the example of the Commonwealth Aged Care Act. To "encourage innovation" the Act removed the input controls which made it very hard for the regulator to give grounds to deregister a

facility. The absence of measures made it easy for facilities to cut costs with the result that the Royal Commission into Aged care recommended bringing back such controls.

The outcomes focus in the new Planning Bill contains some good initiatives such as the requirement for good design but needs underpinning regulations. The background papers allude to a lot of discretion which makes it very hard to have consistent and fair decisions. Tim argued that we really need to restrict discretion and have underpinning controls and better links to consultation. Determining what outcomes are wanted requires solid policy discussion i.e., focussing on policy issues. See Tim's attached presentation and his discussion paper on 'Limiting the planning authority's power': (ACT Draft Planning Bill - Inner South Canberra Community Council - ISCCC)

Third speaker Gordon Lowe: Director of Planning, Molonglo Group. "Public Participation and Outcomes Based Planning."

Gordon argued that rules-based development doesn't deliver outcomes that people want. The alternative is to obtain good outcomes for the project through a stakeholder participation planning process. Consultation is a fundamental source of conflict in the planning process. Typically, the consultation involves a detailed proposal formulated and then comments are invited. This is a reactive approach and it breeds conflict. The stakeholder participation planning process is proactive in seeking and facilitating the involvement of people with decisions and proposals that affect them. This different approach to consultation is essential. See Gordon's attached presentation.

Q&A

Q:Speakers did not refer to climate change. Shouldn't planning consider it?

A: Gordon Lowe: Yes, it is important for the development industry. Molonglo Group has set challenging targets. Rebecca Vassarotti: Yes, it is an emergency.

Q: Is one of the consequences of discretion more appeals to ACAT?

A: Richard Johnson: Discretion is more likely to be a barrier to appeals because the decisions are so vague.

Q: Where do we go from here? Should we ask to see the whole package first?

A: Rebecca Vassarotti: The bill has generated lots of discussion already. Concerned about delay and risk of slippage. **Peter Cain**: Had the impression that there would be more consultation. Disagrees with the current footprint which is a 70-30% split between infill and greenfield development. Thinks we should be able to see the package in full. **Shane Rattenbury**: This is a draft bill which has been two years in the making. The Greens tried to achieve more consultation.

Q: Is there a commitment to have an LA enquiry on the bill?

A: Shane Rattenbury: This has not yet been canvassed.

Participant comments:

There was support in the room for looking at the total package ie the draft Planning Bill and the Draft Territory Plan, before making a decision about the content of the Draft Planning Bill in isolation.

Based on experience (example given) Deakin Residents Association has no trust that ACT-PLA makes sensible decisions.

We need good governance to manage impacts e.g., as indicated in the aged care sector. This requires decision-making criteria.

In SA if agreement cannot be reached, the Mayor and Premier together make the decision.

Urban Forest Bill

Chair introduction: This bill needs to work effectively in association with the new Planning Bill.

First speaker: Daniel Iglesias, Executive Branch Manager, City Presentation, Transport and City Services, ACT Government.

This bill addresses climate change by aiming to foster more trees and creates incentives to preserve trees. The bill introduces a Canopy Contribution framework and a bond for developers.

Developers will be asked to consider if trees can be incorporated into the design. If not, they will be required to contribute to the Canopy Contribution fund. Current protections will continue. It is not automatic that a developer can pay money to remove trees. There is still going to be the test upfront where the proponent has to make the case that the tree needs to be removed. In this way the proponent is being incentivized to keep the trees in the first place.

If there is a submission to the conservator and the conservator agrees that some trees can go, some trees can stay. Those trees that stay will be subject to a tree management plan as they are now under the current Act. But the key difference will be that a proponent will be asked to pay a bond, and that bond will be a guarantee covering identified trees in that tree management plan. If in the ensuing five years there is any damage to that tree, then the bond is used to offset that damage.

The process is simpler for the single residential home owner. For every tree that is approved to be removed from a single residential block it is requested that two trees be planted. If two trees can't be planted, a contribution is to be made to the tree fund - $600 per tree used in the

same way as a contribution by a developer. The fund will be used to maintain the urban forest. For more information see: https://yoursayconversations.act.gov.au/urban-forest-bill/about-draft-urban-forest-bill

Second speaker: Helen Oakey, Executive Director, Conservation Council ACT Region

The Mature Tree Action Plan is out for comment and a Strategy on the Urban Canopy was released last year. We need a variety of species because different types have different benefits and grow at different rates. The biodiversity benefits of trees are very important, as they provide habitat as well as canopy. Ensuring compliance with provisions of the new Act is a key issue. Public education about the biodiversity values of trees is also needed. See Helen's presentation (attached)

Q&A

Q: Can the Chief Planner overrule the Conservator?

A: Helen Oakey: Yes, there must be a decision maker. The Planning Authority has a bigger range of responsibilities than the Conservator.

Q: It can take 100 years to develop a habitat tree. I hope trees won't be planted in fire breaks.

A: Daniel Iglesias: There is a need to look at the Urban Forest as a whole and not a single tree. The Directorate is very mindful that trees cannot be planted anywhere. Firebreaks are just one area to be avoided.

Q: Canberra is an inverted city in that the biggest blocks are in inner suburbs so there should be infill in the inner south where people can use public transport to get to work. How do we create/retain a high-quality canopy while achieving urban infill?

A: Daniel: The government can be creative in small areas of its own land use. It is a difficult problem. There will be a loss of trees and there is a need for a vibrant plan of replanting trees. **Helen**: We can think about how to get developers to be more creative. E.g., rather than releasing single blocks, release four blocks together to allow space in the development. We can consider how this can be incentivised through the Territory Plan? There are no answers yet.

Q: Suggest the Men's Shed could be asked to build habitat boxes while waiting for new trees to grow sufficiently.

A: Daniel: The government is always happy to engage with community organisations.

Participant comments:

Recent storms show we've created wind tunnels through patterns of development that lead to trees falling more easily.

There is a DA to build a crematorium next to the Callum Brae nature reserve which plans to remove mature trees to build carparks. Please comment - by **deadline on 31st May**.

Trees are often not planted properly. New trees are not maintained.

Lengthy experience in urban planning suggests that offsets into funds don't work. In past decades, owners of new houses were given 40 shrubs or trees which was an outstanding success.

Concluding Comments

After thanking attendees, the Chair concluded that the next step for the ISCCC was to make a decision about its approach to providing comments on the draft Planning bill. A decision needs to be made about whether to push for an extension of time to consider the draft Planning bill and the draft Territory Plan as a package or to push ahead to meet the deadline on 15 June to make a submission on the draft Planning bill.

The ISCCC will consult with Resident Groups, other Community Councils and Stakeholders to help reach a decision.

The meeting closed at 9.12pm.

THE DRAFT PLANNING BILL 2022

Comments by:

Richard Johnston
B.Arch., Dip. T&C Planning, Dip. Environ. Studies
Life Fellow, Planning Institute of Australia

The *ACT Planning Review and Reform Working Series Listening report 17 December 2021* identified three '**key feedback themes**', 'consistently prominent' across the four 'stakeholder' meetings:

1. **"Confidence, certainty and clarity"** – "important to both community and industry", "Clear rules and processes are preferred"
2. **"Trust and transparency"** – "Building **trust** in the planning system should be a priority", "Transparency across the planning system, including decision making, was valued by all participants"
3. **"Consultation"** – "Community consultation is an important aspect of restoring **trust** in planning system"

At a recent meeting between the MBA CEO and ISCCC members, four critical issues were identified:

1. We need to see what the new Territory Plan will look like
2. Need for better accountability and appropriate ‘checks and balances’
3. Good consultation and transparency
4. How would ‘outcomes focus’ work?

The Draft Bill fails to address any of these issues, as follows:

Good governance arrangements are critical to building TRUST in the planning system and TRANSPARENCY in decision making.

The Territory planning authority seems to be unique in Australia in its wide range of powers all vested in **one individual** – the 'chief planner', without much oversight.

NSW and SA have:

- **Planning ministry** and **department with its CEO**
- **Independent State Planning Commission** (commissioners and chief executive)
- **Local councils** – some planning and assessment roles
- **Regional and local planning boards and/or assessment panels**

Khalid Ahmed, adjunct professor, **Institute of Governance** and Policy Analysis, University of Canberra, says:

the Draft Planning Bill incorporates significant changes to the governance of the planning system in the Territory. In particular, it:

- *Degrades the role and powers of the Legislative Assembly for oversight and input to key planning instruments;*
- *Provides unspecified discretionary powers to the Minister to make planning instruments and directives, and to make rules for community input;*
- *Increases the powers and discretionary authority of the Chief Planning Executive; and*
- *Diminishes the role of the community in planning decisions.*

2. COMMUNITY PARTICIPATION/ENGAGEMENT

The Bill (s.10) has a heading: **'Principles of good consultation',** but what these are is **left to the Minister** who **'may make guidelines'.**

The Bill also **removes *Pre-DA Community Consultation*.**

NSW has **mandatory community participation** requirements, incl.:

Community participation plans which must have regard to **eight** listed matters; these plans are published on NSW planning portal.

In SA there must be a ***Community Engagement Charter*** based on **six principles**. The ***Community Engagement Charter*** is:

prepared by the State Planning Commission, put on the SA planning portal with an invitation for representations, reported on to the Minister who refers it to a **parliamentary committee** who may suggest amendments – either House may then disallow.

The main proposed 'instruments' in the ACT planning system are:

- **the planning strategy –** made by the **Executive**, subject to unspecified 'public consultation' – NO apparent role for Legislative Assembly
- **district strategy** – may be made by the **Executive**, also subject to unspecified 'public consultation' – NO apparent role for Legislative Assembly [or Community Councils]
- **territory plan** – planning authority must give the 'draft territory plan', together with a report on 'consultation', to the **Executive for making**. The Executive **notifies** the territory plan, which does not commence until 'approved' by the Legislative Assembly.

3. 'PLANNING INSTRUMENTS' [continued]

There is little description of the content of the **territory plan**, unlike the current P&D Act which requires:

a) a statement of **strategic directions**;

b) objectives for each **zone**;

c) development **tables** (uses permitted or prohibited etc in each zone);

d) **Codes** (rules and criteria for development assessment).

Under the Bill, the territory plan is to set out "*the policy **outcomes** to be achieved by the plan; and requirements and **outcomes against which development proposals are assessed***." **Nothing about content and format of Codes, or even whether there will be Codes.**

4. DEVELOPMENT ASSESSMENT AND CONSENT

In NSW and SA the different types of development are to be **in planning instruments**. In the Draft Bill '**prohibited**' and '**exempt**' development is to be by **regulations**.

Development requiring an **environmental impact statement** (EIS) will be in regulation or 'declared' by the Minister (s.102), rather than listed as 'Impact' track development in the Territory Plan.

A DA for a **territory priority project** must be decided by the **chief planner** (s.180). **No Minister's 'call-in'.**

Local planning panels (NSW) have 3 'approved independent' members with 'relevant expertise' plus one representative of the local community. They meet in public! Why not in the ACT?

4. DEVELOPMENT ASSESSMENT AND CONSENT [continued]

The decision-maker is required to consider: "(a) **any applicable desired outcomes in the territory plan**". **No mention of any Rules, Criteria,** etc.

The decision-maker can give development approval **contrary to entity advice** (Heritage Council, Conservator, etc) if "satisfied that acting contrary to the advice will **significantly improve the planning outcome** to be achieved."
The decision-maker can also **review, amend or correct** its decisions.

This all seems to be designed to give the 'decision-maker', ie. the planning authority, enormous discretion in dealing with development proposals, to limit the ability of the community to comment in relation to compliance with Rules, Criteria etc., and to ignore the requirements of other government agencies including those of the Commonwealth! How can this be acceptable?

- ***Confidence, certainty and clarity -***
  provide a 'district strategy' and draft territory plan for public scrutiny **before** finalising the Bill; **improve** the current territory plan rather than starting again; require clear rules and reasons for decisions, not just "applicable desired outcomes" achieved!
- ***Trust and transparency –***
  greater involvement of the Legislative Assembly in planning policy; minimise Ministerial 'guidelines' and regulations with limited public input; take decision-making on non-minor DAs away from the planning authority (e.g. NSW Local Planning Panels)
- ***Consultation –***
  list Principles of good consultation in the Act (early, informative, adequate time, product respected); require Community Participation Plans like NSW; require proper Pre-DA community consultation

- **require an independent panel with 'relevant expertise' to make decisions, in a public and transparent way, on significant and/ or controversial development**
- **list 'Principles of good consultation', require 'Community participation plans'; put back and Pre-DA Community Consultation**
- **require a LA committee to report on community consultation guidelines, planning strategy, district strategies and Territory Plan**
- **require Territory Plan to retain: zones and related objectives; permissible, prohibited and 'impact' development tables; and Codes with assessment rules and criteria**
- **require clear, comprehensive reasons for any development approval, not just 'applicable desired outcomes' achieved!**

OUTCOME FOCUSSED
But what Outcome?
The new ACT Planning Act

Tim Field

Red Hill Residents' Group

The new ACT Planning Act

- Complex!
- We don’t have the full picture
  - Need the new Territory Plan
  - And the codes and development controls
  - So have to make some assumptions

- But useful to look first at another example of “outcome focussed’ legislation
  - Commonwealth Aged Care Act 1997
  - Some lessons to be learnt

Comm. Aged Care Act 1997

- ‘a focus on outcomes...rather than inputs’
  - ‘Provides incentives for excellence and encourages innovation and flexibility’
  - ‘Less unnecessary red tape’ (Second Reading Speech)
  - So got rid of input controls such as number of nursing hours required

- Outcomes expressed in Aged Care Quality Standards
  - ‘dignity, respect, quality’-but vague, qualitative

Comm. Aged Care Act 1997

- So , what happened?
- Given no input controls incentive created to cut costs
  - Eg reduce the number of nursing hours
  - Outcome –substandard care
- Response-Royal Commission
  - Recommended bringing back measurable input controls
    - 24 hour nursing care for example
- Lessons?
  - Outcome focussed approach can generate incentives that lead to perverse outcomes
  - Outcome focussed principles need to be underpinned with measurable controls

The new ACT Planning Act

- ‘Planning system that is outcomes focussed’
- Sets out ‘principles of good planning’
  - ‘activation and liveability principles’, ‘high quality design principles’, ‘long term focus principles’ etc
  - All sound good , but vague, qualitative
  - Hardly a basis for decision making
- But what about development controls?
  - At the moment have zones, (eg RZ1) codes, mandatory criteria (eg one dwelling per block in RZ1)

The new ACT Planning Act Development Controls

- Not clear what development controls will be
- But some clues
  - Background Paper 3 implies that existing controls be a minimum standard, with flexibility ‘to consider more innovative proposals’
  - So , for example , could have more than one dwelling per RZ1 block
  - Another paper issued with the draft Act implies would be some mandatory controls
  - But clearly new Act aims to have more discretion in decision making than current system

The new ACT Planning Act Discretion

- So, if extra discretion, what incentives created?
- Most likely, to build increased density-DAs for two, three townhouses on RZ1 standard blocks
- How will regulator (Planning Authority) respond?
  - Given vague , ‘principles of good planning’ difficult to reject such DAs
  - If do, will be appealed, ACAT and courts
  - Regulator will step back
  - ‘Developer Driven Planning!

The new ACT Planning Act
Limiting Discretion

- Need to limit discretion proposed in new Act
- How?
  - Mandatory controls in key areas-eg density
  - Discretion only if certain conditions are met
  - Decisions must take consultation into account
  - Decisions must take District Plan into account
  - Need general principle in Act that all exercise of discretion has to improve amenity of surrounding leaseholders

- Result
  - Greater certainty, transparency in decision making

The new ACT Planning Act
But what Outcomes?

- New Act is ‘outcomes focussed”

- But isn’t the key question-what outcomes do we want for Inner South Canberra?
  - What will the Inner South look like in 10 years?

- This is a policy question, and needs to be explicitly addressed and decisions taken

The new ACT Planning Act
But what Outcomes?

- Key issue is density-in practice townhouses on standard RZ1 blocks and greater density, heights on RZ2
  - Financial driver of change
  - Cause most angst to existing residents
  - Most contentious decisions for Planning Authority

- Change will come about through a flow of small scale DAs rather than significant large scale projects

The new ACT Planning Act
But what Outcomes?

- How deal with density issue and other policies?
- Danger than government happy to avoid contentious decisions, and hide behind Planning Authority discretion
- One option –use District Plan to set out policy
  - Need comprehensive process to develop the District Plan
  - Involving all stakeholders-government, community, industry, representatives covering heritage, environment issues
- If consensus unable to be reached the government has to decide, make an explicit decision and justify it
  - Eg on allowable densities

The new ACT Planning Act

- In Summary
- Proposed ‘outcomes focussed’ Act gives excessive discretion to Planning Authority
  - This will lead to ‘developer driven planning’
- Need to restrict discretion
  - Need mandatory controls in key areas
  - Better linking of consultation and district plans to decision making on DAs
- Crucially, need an explicit policy discussion on key issues, such as allowable density
- Government needs to stand up and be counted on the density issue in particular
  - Not hide behind Planning Authority discretion

Public Participation & Outcomes Based Planning

ISCC May 2022

Planning Reforms – Outcomes and Consultation

The Planning Bill provides:

- A shift away from rules for new developments, and towards an, as yet unclear, "outcomes" based approach.
- No enshrined principles of good community consultation, just a commitment that the Minister may make consultation "guidelines"

What is the desired outcome for a particular place or community – it will vary from place to place?

Proposition:

Effective consultation through **participation** in the planning process is essential to **good outcomes-based** planning.

Public Participation v Consultation

- "Consultation" is the fundamental source of conflict in the planning process.
- Typically consultation involves a detailed proposal being formulated and then comments are invited on how the detailed proposal might impact stakeholders.
- Consultation is inherently reactive and breeds conflict.
- Outcomes based planning is better served by participation in the planning process.

Proposition

Public participation is **the practice of proactively seeking and facilitating the involvement of people in decisions and proposals that affect them** i.e. identifying what **good outcomes mean to people who will use that place**.

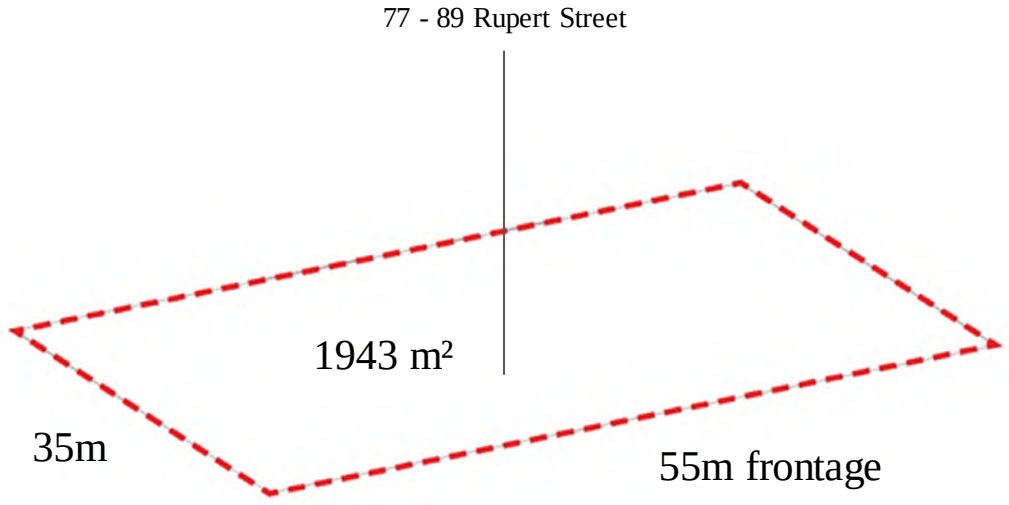
Benefits of Public Participation

- **Highlights opportunities -** A means to collect data and research to inform the design brief and shape the built outcome. Creates a solid foundation for design innovation and better places i.e. better outcomes.
- **Mitigates risks -** Reveals the paths of crisis and consequences of problems.
- **Consensus -**Consensus between the community and developer means less resistance and delay in the long run.
- **Ambassadors -**Participants become communicators and advocates.
- **Long-term Viability & Future Proofing -**Delivers a project that inspires and excites rather than something conventional that elicits negativity or indifference.
- **It works.**

Walk Up Village
Rupert Street
Collingwood

Walk Up Village

77 - 89 Rupert Street



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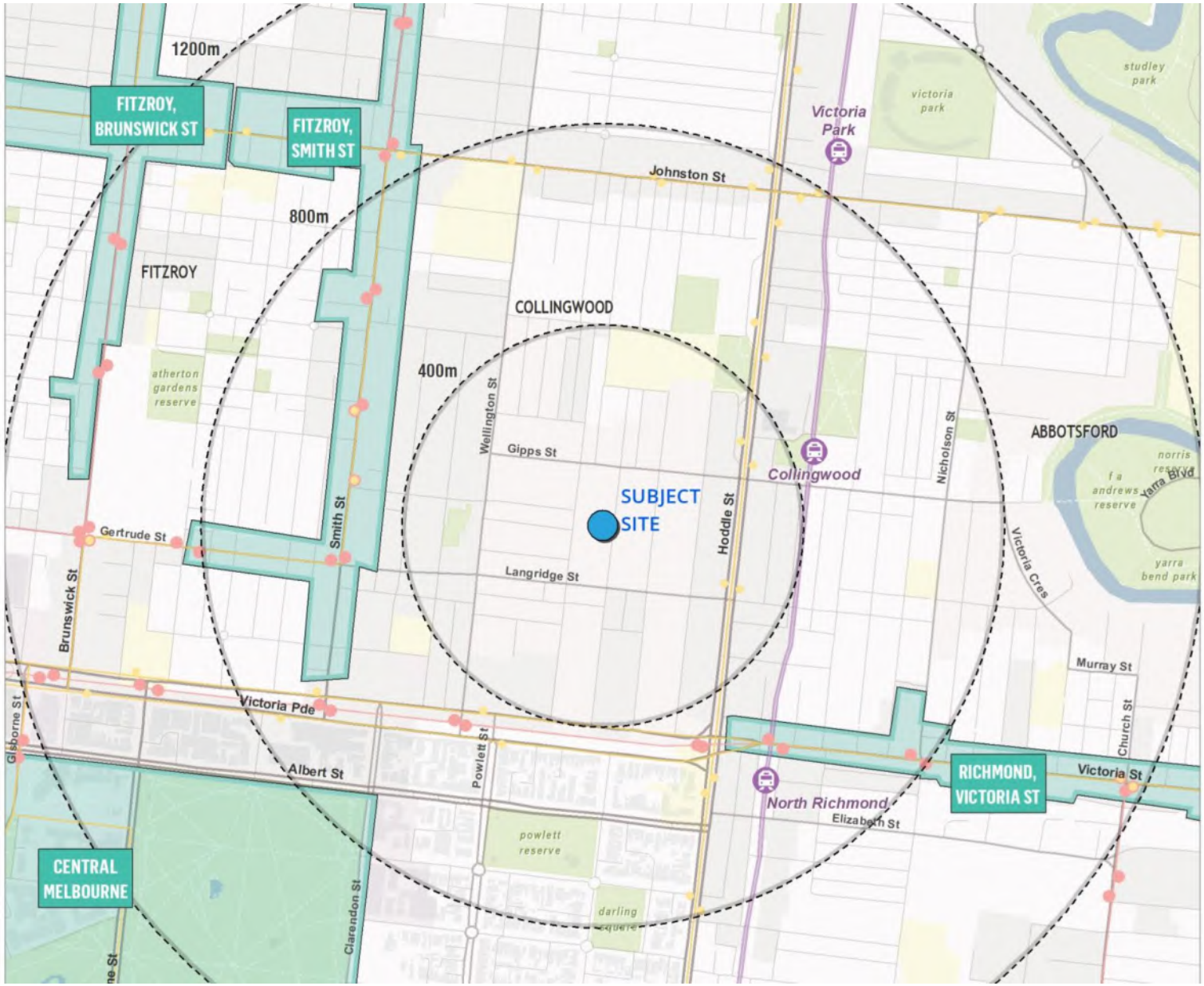


Walk Up Village

Activity Centres & Transport

Walk Up Village

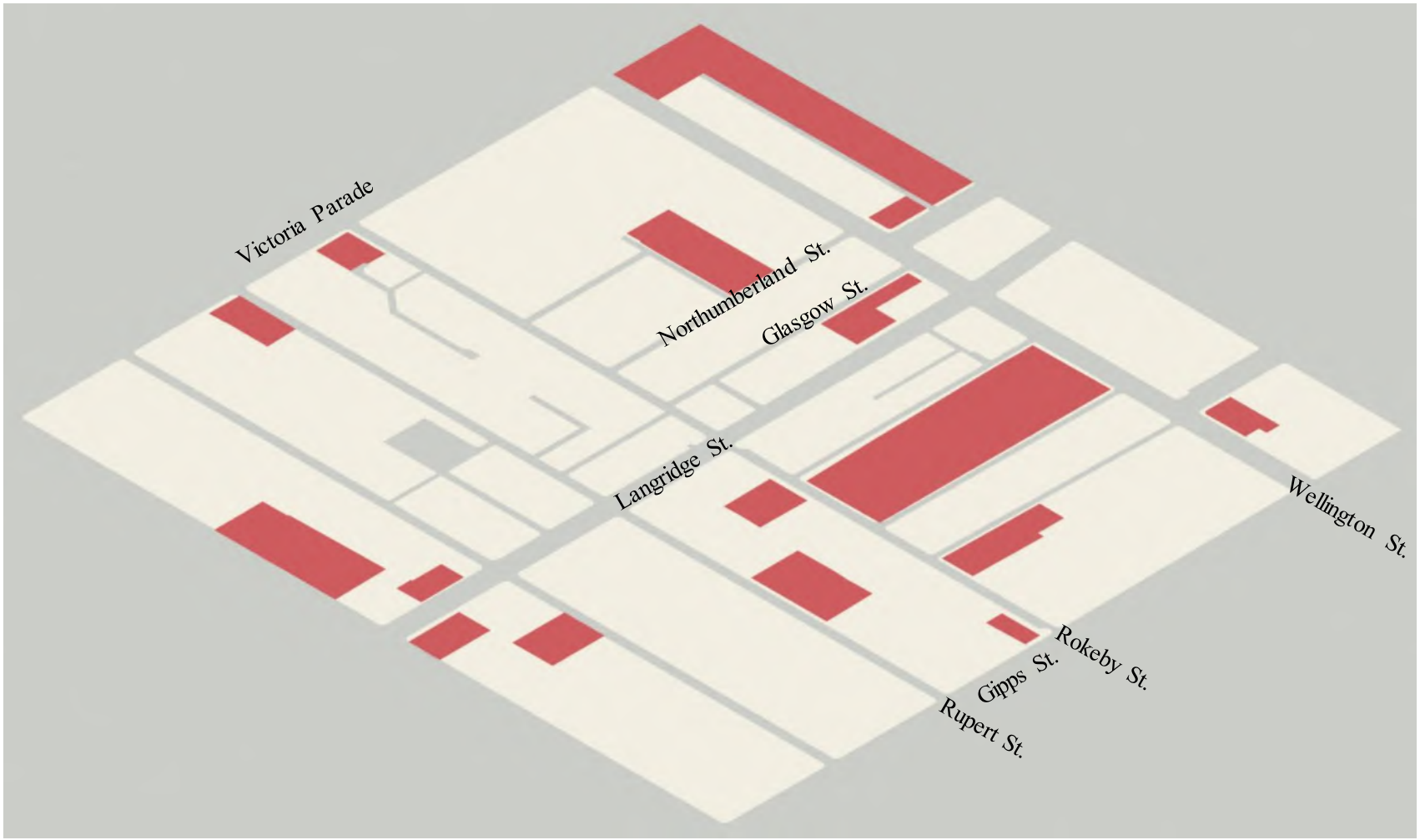
77 - 89 Rupert Street

Walk Up Village

Rupert Street

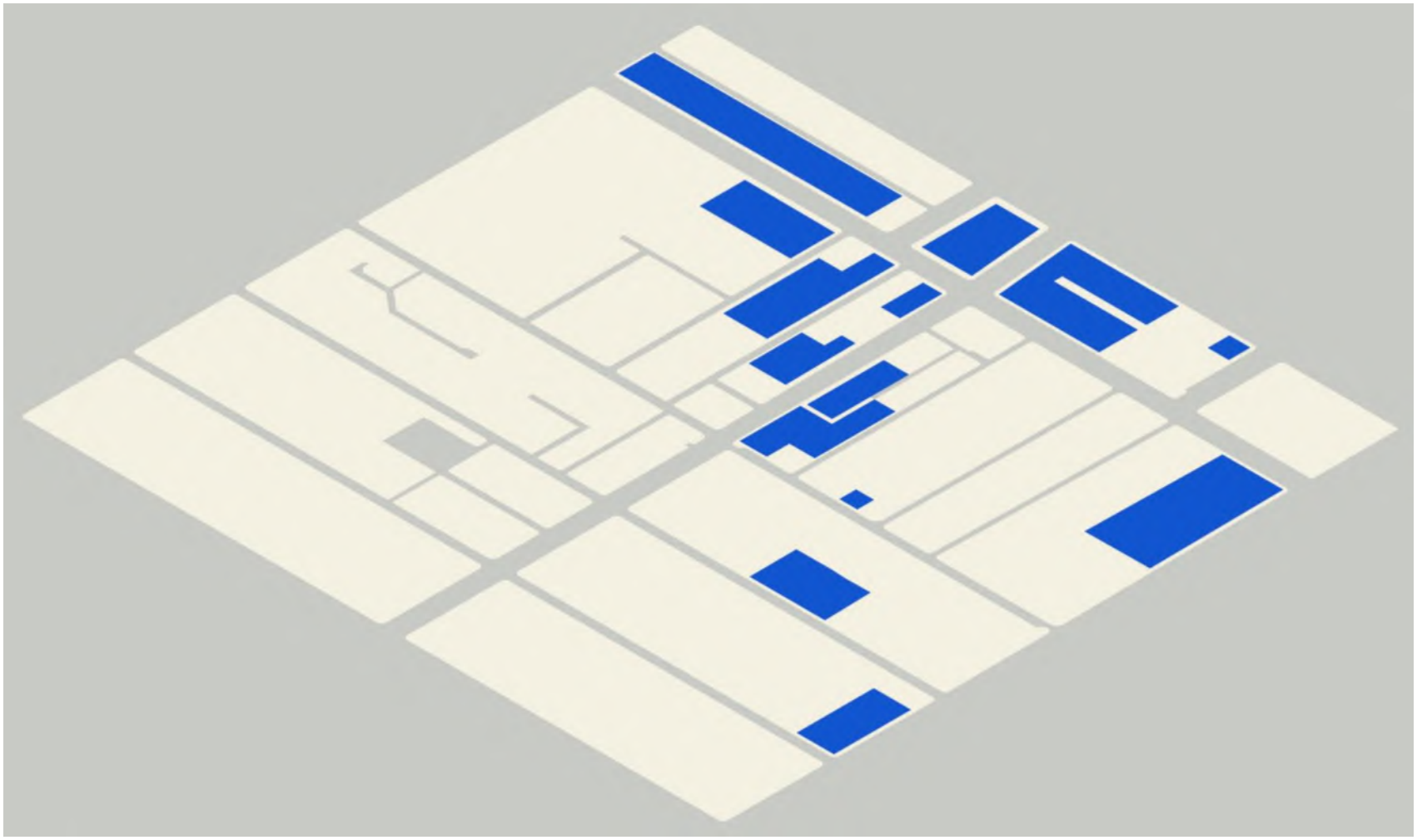
Walk Up Village

77 - 89 Rupert Street



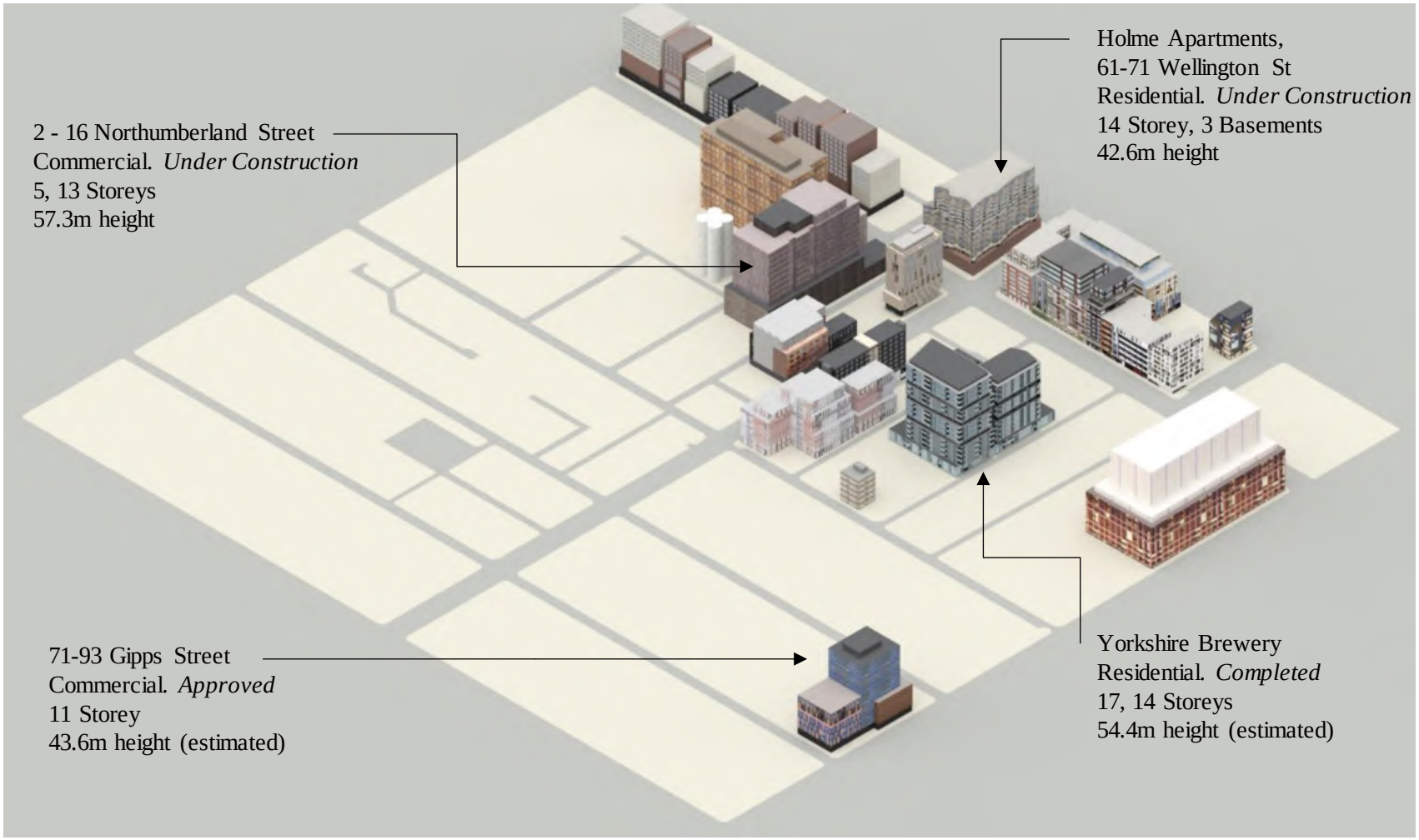
Walk Up Village

Heritage Overlays



Walk Up Village

Development Sites



Walk Up Village

Future Buildings

Walk Up Village

Future Collingwood

Statutory Planning Background

Municipal Strategic Statement, 2009

The Gipps Street industrial precinct is characterized by traditional manufacturing, service activities and a considerable portion of activity related to the textile, clothing and footwear sector.

The precinct provides the opportunity for a wide range of small to medium businesses to operate in a location that is relatively unconstrained by sensitive uses.

To allow flexibility for large sites which may have difficulty in finding new industrial tenants, rezoning to Business 3 will be supported. This will enable the area to retain an industrial character but evolve to provide a wider range of employment opportunities including service business and offices uses.

Any change of use should consider opportunities for improvement to the public domain.

Walk Up City

DDO11 Gipps Precinct, 2011
Preferred Future Character

A built form business and commercial environment which builds on the existing fine grain industrial nature of the area that allows for innovation and interest.

A vibrant and safe street environment due to an increasing amount of street oriented development, particularly on Gipps and Langridge Street.

A consistent streetscape with active street-frontages and well articulated buildings with street facades built to a height of up to 3-4 storeys.

Taller built form will be set back from property boundaries and spaced to create new interest and variety in building forms.

DDO11 Gipps Precinct, 2011

Design Objectives

- To recognise the Precinct as a vibrant commercial precinct with a narrow street network.
- To provide a pedestrian friendly environment along all street frontages.
- To ensure building design responds to the inherent industrial character of the Precinct.
- To ensure building design will protect the amenity of existing pockets of residential development.
- To encourage improvements to the public domain, including the provision of public open space.
- To ensure that new development does not adversely impact on pedestrian, cycling and vehicular accessibility.
- To ensure a high standard of architectural design.

Walk Up Village

- Generic – could be the current Territory Plan or any planning scheme in Australia
- No particular insights into the place or the community
- No insights into specific desired outcomes
- New Territory Plan, District Plans etc will have to do much better; OR
- Public participation (consultation) will have to step up.

Public Participation Program

- March 2018 to May 2019 a public participation program to understand the complexity of the neighbourhood and facilitate public input i.e. two years before DA submission.
- Looked at:
  - different tension points between residents and workers,
  - current and future economic and social trends,
  - local opinion on gentrification,
  - indigenous history, cultural groups
  - botanical landscape, access to plants and nature,
  - access to community/gathering spaces,
  - environmental sustainability, design character, heritage and more.

Forms of Engagement

- **Design Advisory Group** (Peer review by nine industry leaders in various fields)
- **Working groups**
  - Local Economy
  - Environment
  - Art, Affordability and Gentrification
  - Cohabitation and belonging
  - Accessibility
- **Neighbourhood Survey**
- **Tenant Studies**
  - Fixing and making
  - Innovation and Learning
  - Food and Plants
  - Play and Rest
- **Botanical Studies**
  - Collingwood botanical landscape past and present
  - Indigenous plants of Collingwood
  - Pollinators
- **Challenges of gentrification**
- **Context mapping**
  - Sound
  - Architectural and built form
  - Botanical map
  - Community organisations and networks
- **Select engagements**
- **Seminars, presentations, discussions and publications**

Engagement and Reach

- 48 Designers and good design advocators
- 44 Local businesses
- 30 Representatives of community and services organisations
- 21 Local artists and arts advocates
- 5 Indigenous knowledge holders
- 5 Local education institutions
- 150 individuals within the Collingwood community

Molonglo: Design Objectives and Outcomes

- Affordable creative and innovation spaces for local creatives
- Public gathering spaces circulation and terraces (dispersed vertically throughout the building)
- An active ground plane (which spreads vertically up the building)
- Planted architecture
- Industrial and contextual language and respect of heritage
- Mixed use functionality with a variety of ways to spatially plan levels i.e. possibilities for both open plan or cellular arrangements on each floor
- A sustainable building employing passive mechanisms wherever possible
- Fragmented and idiosyncratic approach to small tenancies which breaks with typical large scale developments

Walk Up Village

Rules Based Development

Walk Up Village

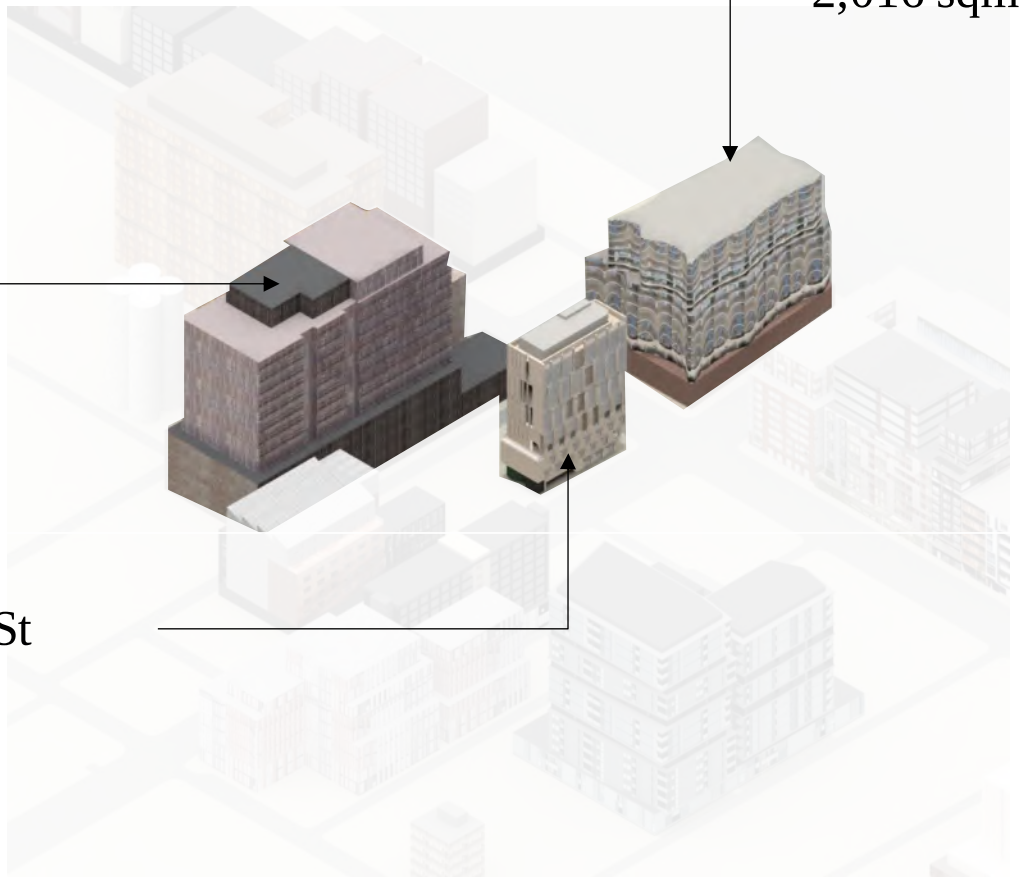
71-89 Rupert Street

61-71 Wellington St

2,016 sqm plot

2 - 16 Northumberland

3,118 sqm plot



51 Langridge St

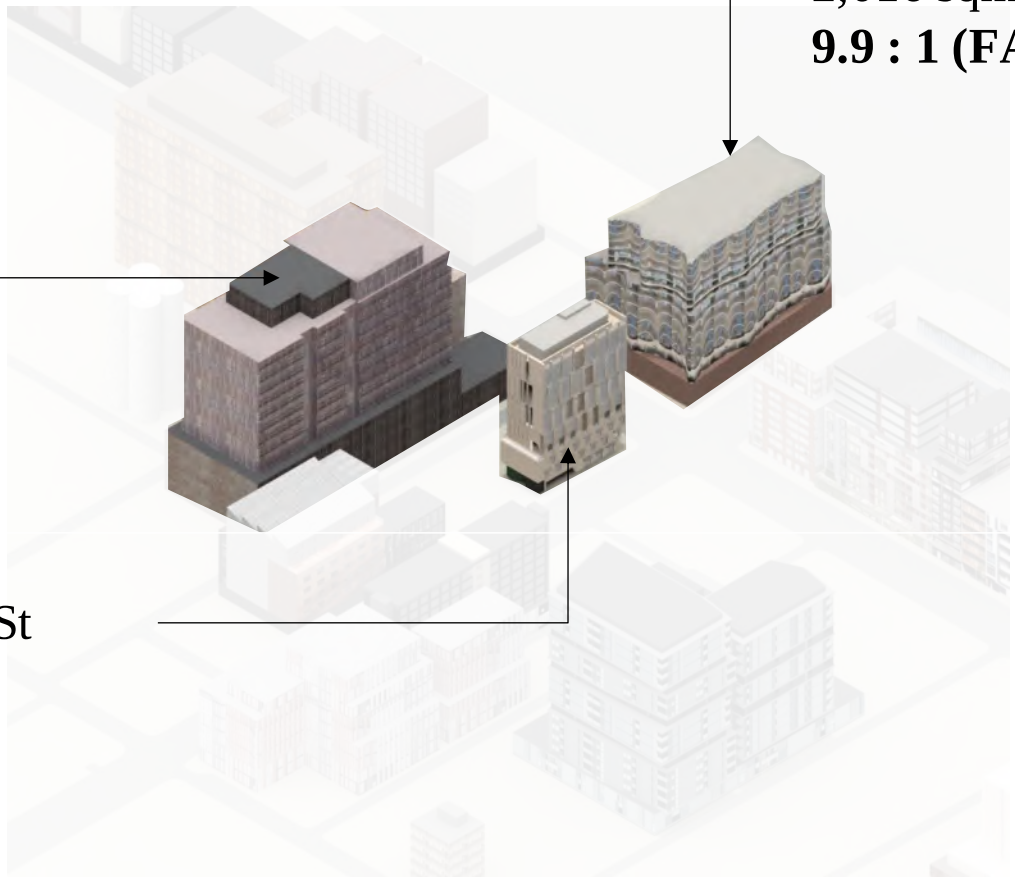
509 sqm plot

61-71 Wellington St

2,016 sqm plot
9.9 : 1 (FAR)

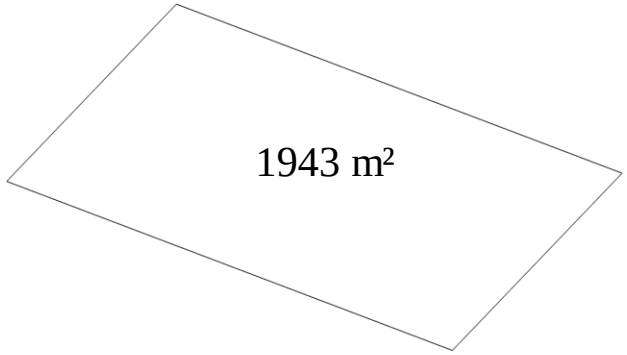
2 - 16 Northumberland

3,118 sqm plot
8.7 : 1 (FAR)



51 Langridge St

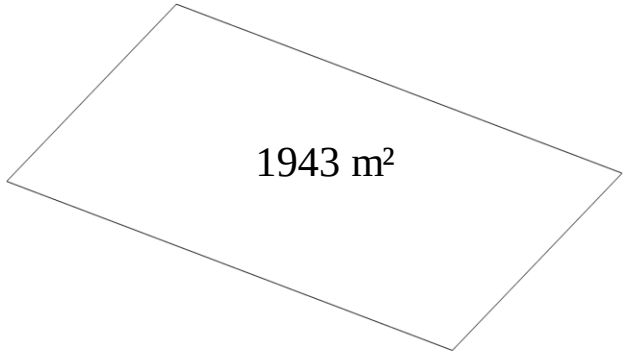
509 sqm plot
8.1 : 1 (FAR)

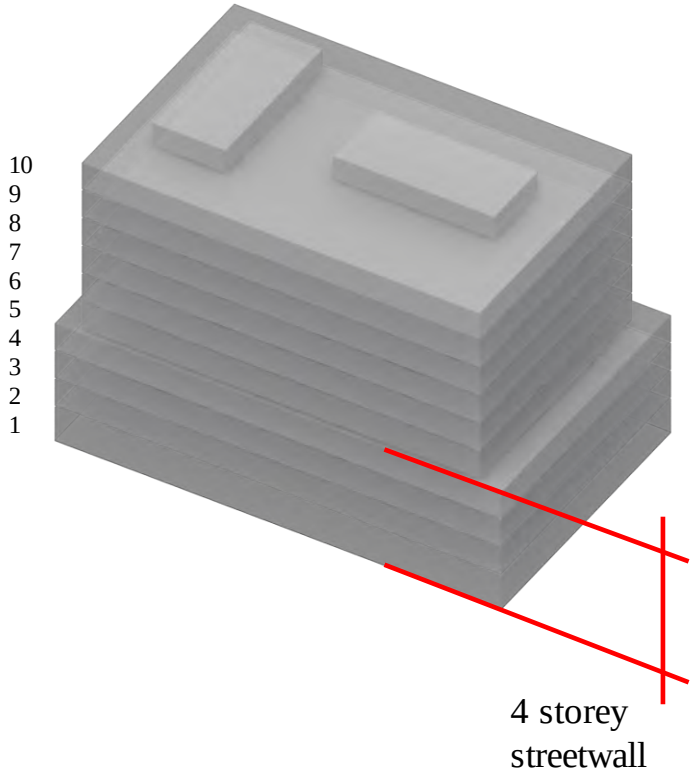


Walk Up Village

71-89 Rupert Street

8.6 : 1 (FAR)



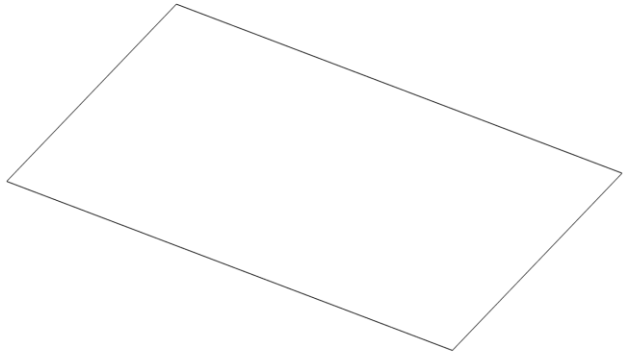


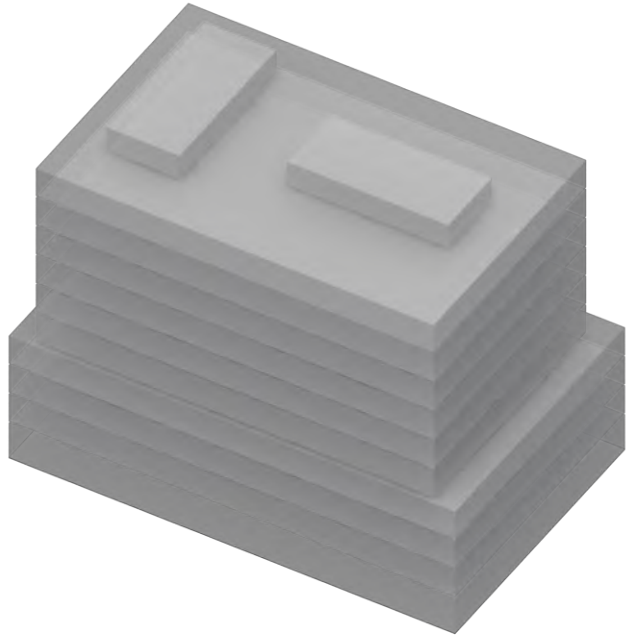
GFA = 16,650 sqm

Net Internal Area = ~12,000 sqm

Walk Up Village

Rules based (BAU commercial) outcome

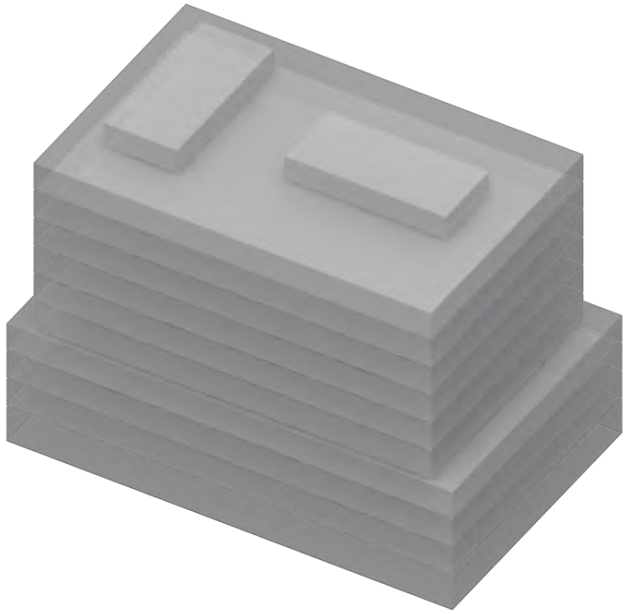


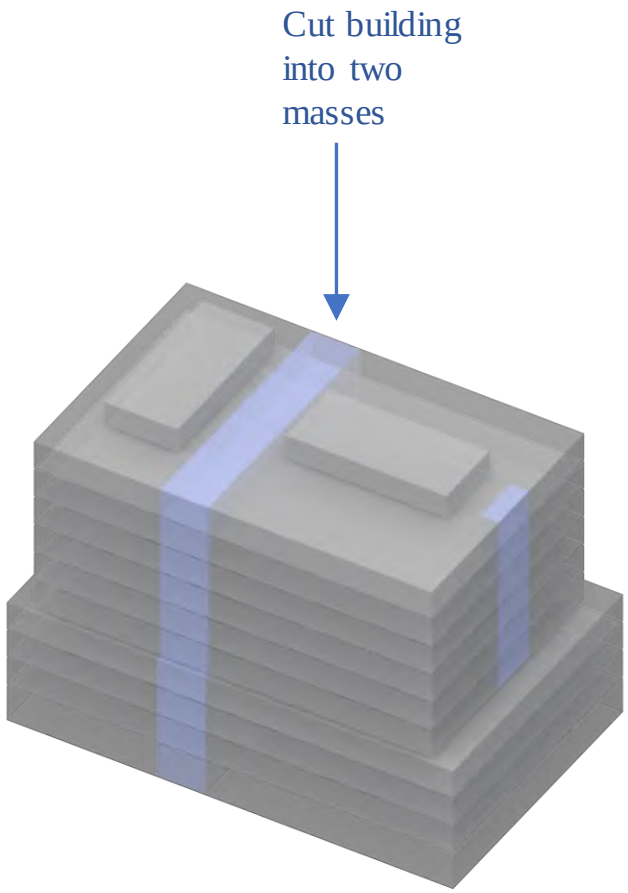


Net Internal Area = ~12,000 sqm

- Mixed size tenancies
- 1,500 sqm as subsidised rents (equiv. to 1.5 floors)
- 80% reduction to market rates
- Affordable workspaces for 150 people
- Public realm and planted architecture

Walk Up Village

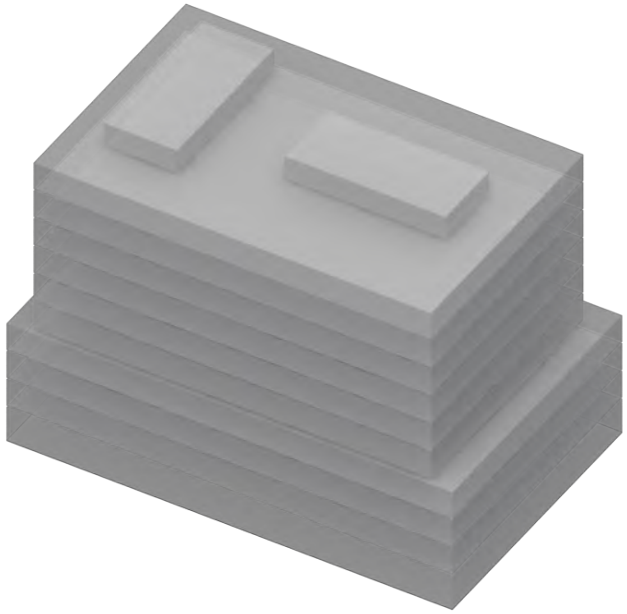


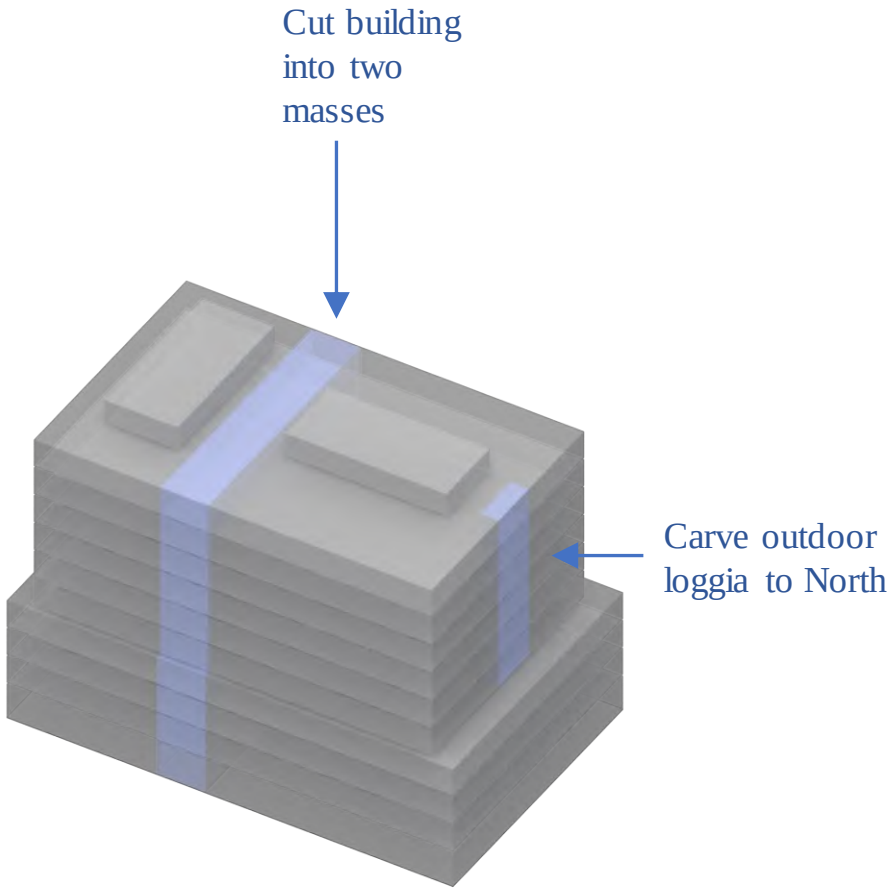


Net Internal Area = ~12,000 sqm

Walk Up Village

Subdividing the Mass

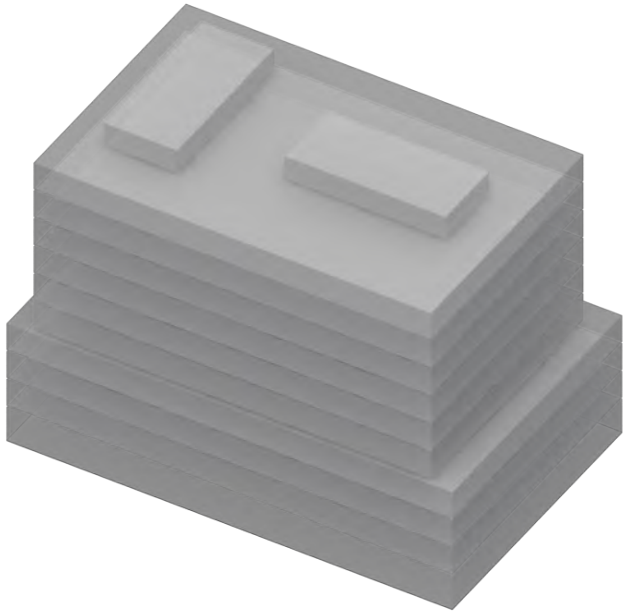




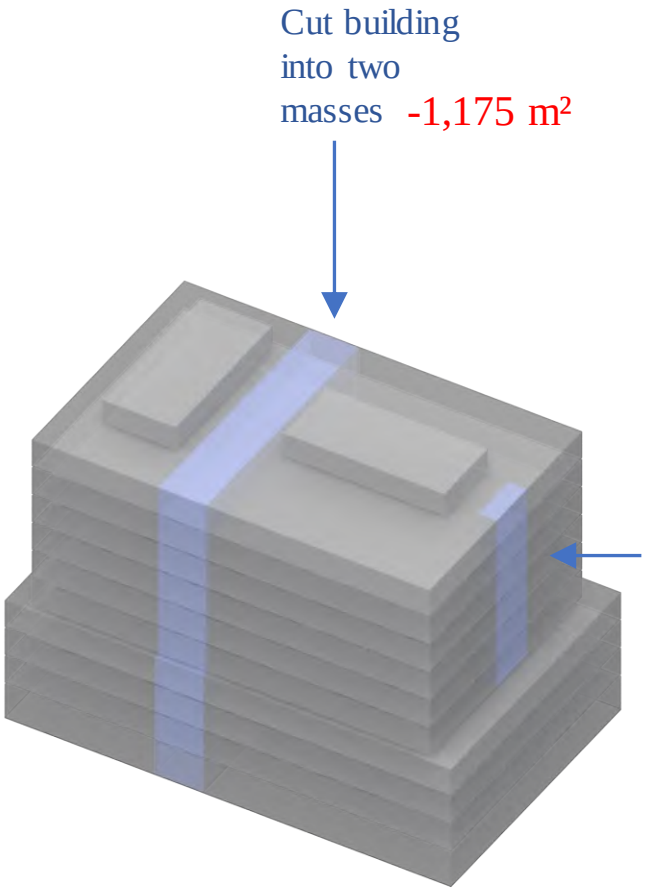
Net Internal Area = ~12,000 sqm

Walk Up Village

Subdividing the Mass



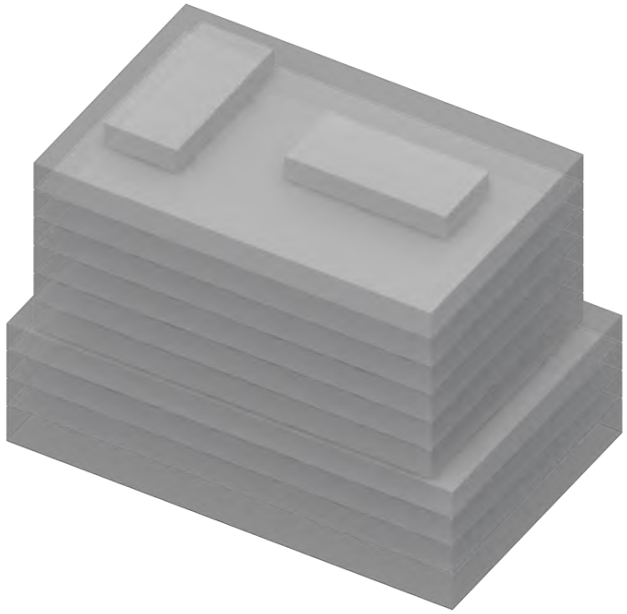
Net Internal Area = ~12,000 sqm



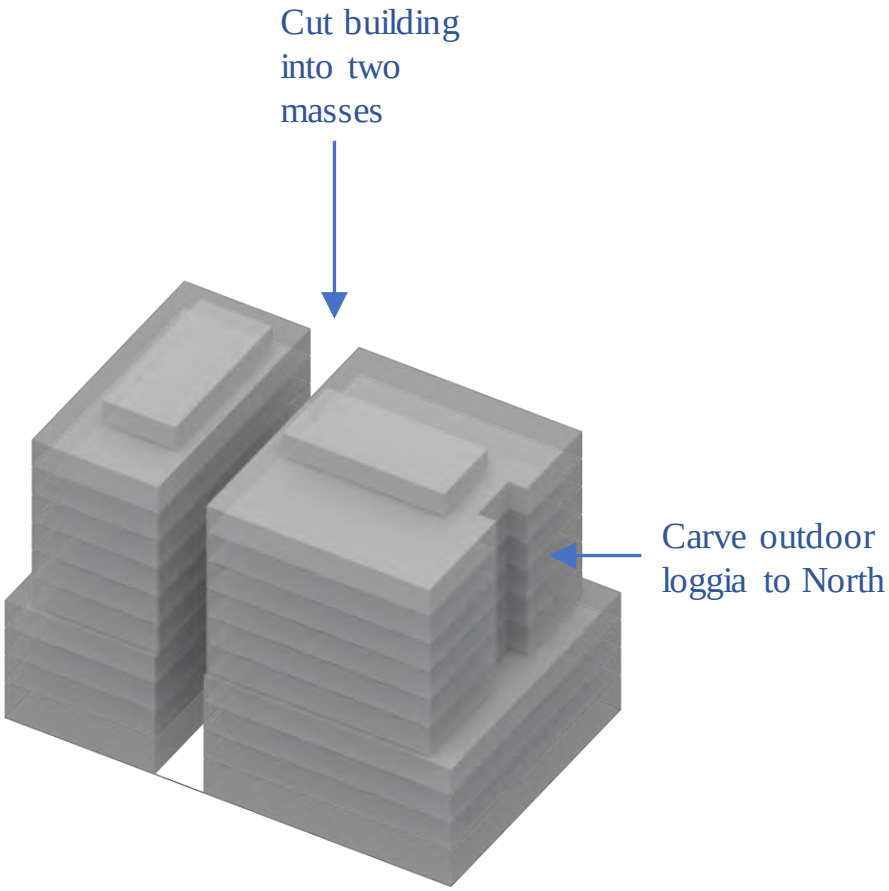
Net Internal Area = ~10,780 sqm

Walk Up Village

Subdividing the Mass



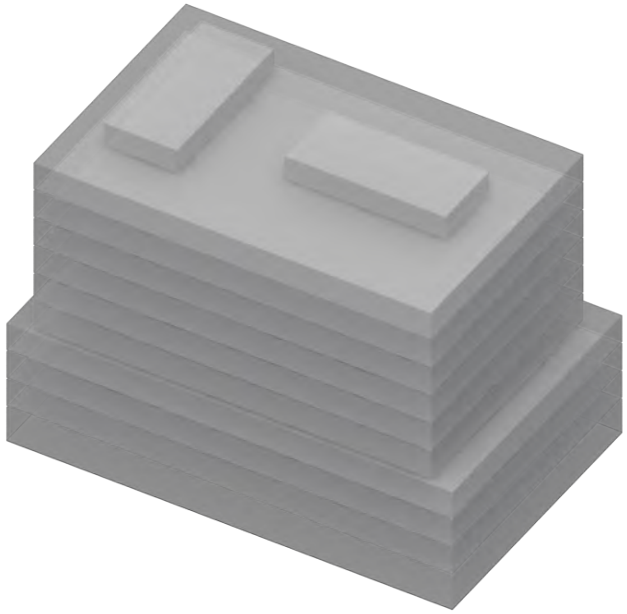
Net Internal Area = ~12,000 sqm



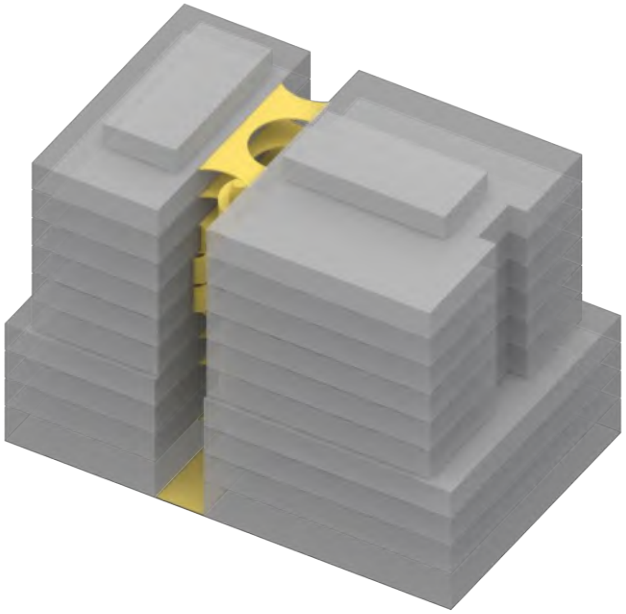
Net Internal Area = ~10,780 sqm

Walk Up Village

Subdividing the Mass



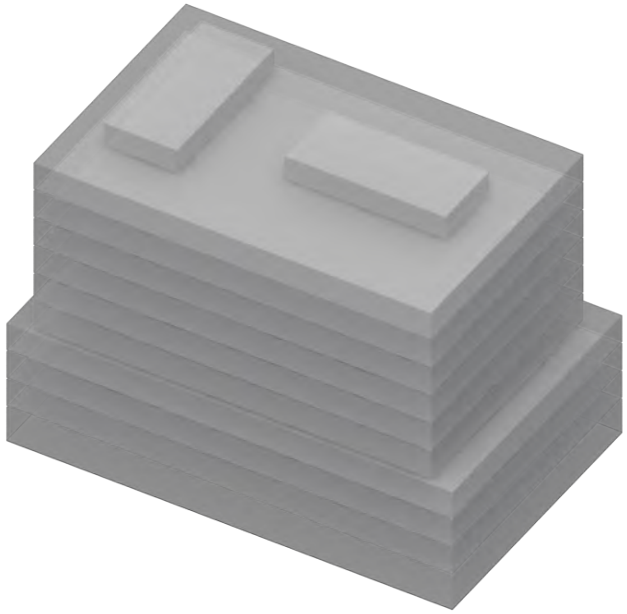
Net Internal Area = ~12,000 sqm



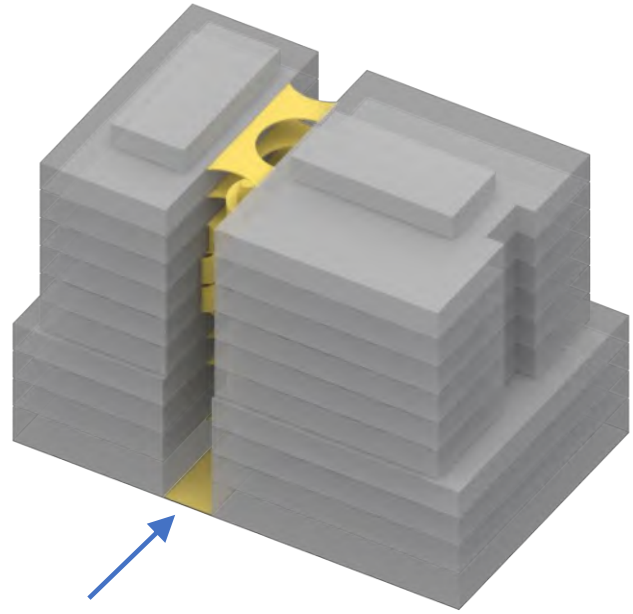
Net Internal Area = ~10,780 sqm

Walk Up Village

Public Laneways in the Sky



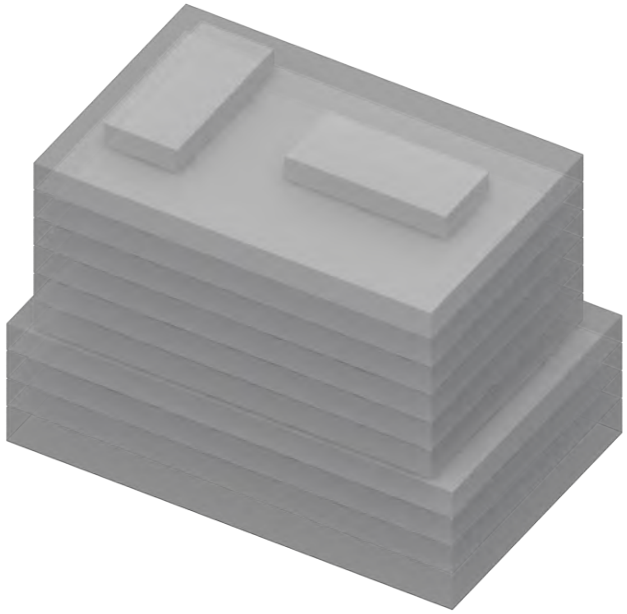
Net Internal Area = ~12,000 sqm



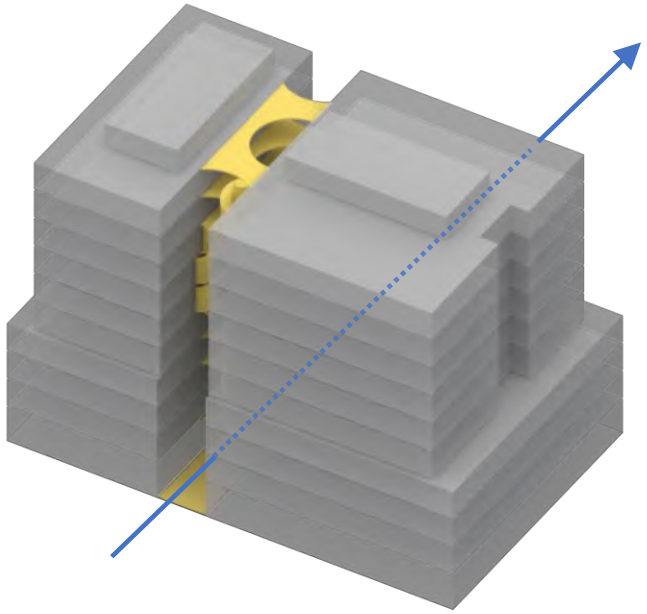
Net Internal Area = ~10,780 sqm

Walk Up Village

New Public Laneway



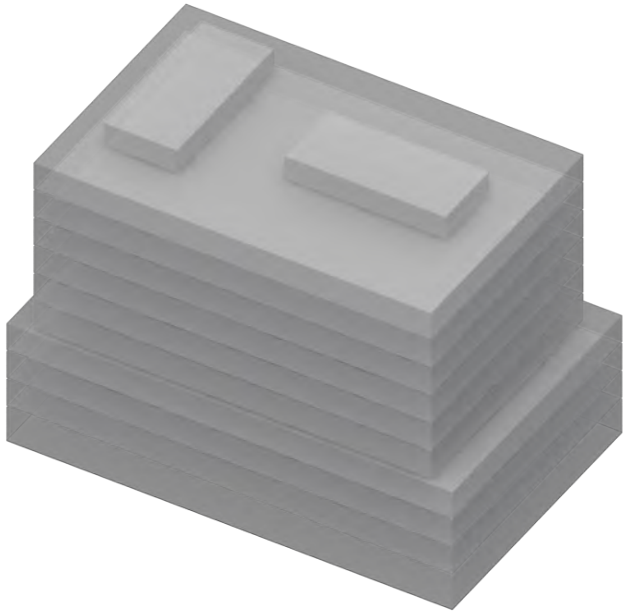
Net Internal Area = ~12,000 sqm



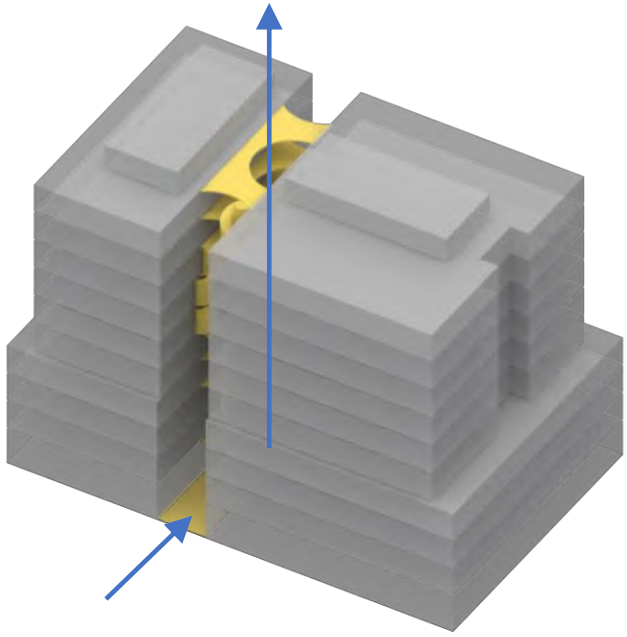
Net Internal Area = ~10,780 sqm

Walk Up Village

New Public Laneway



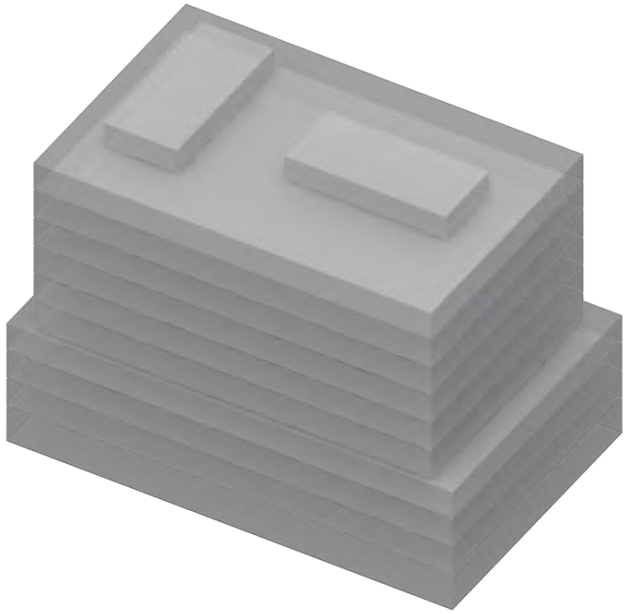
Net Internal Area = ~12,000 sqm



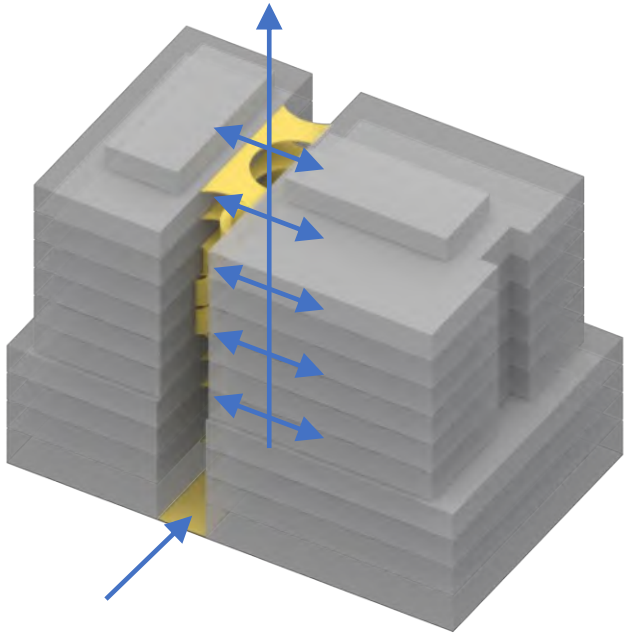
Net Internal Area = ~10,780 sqm

Walk Up Village

Public Laneways in the Sky



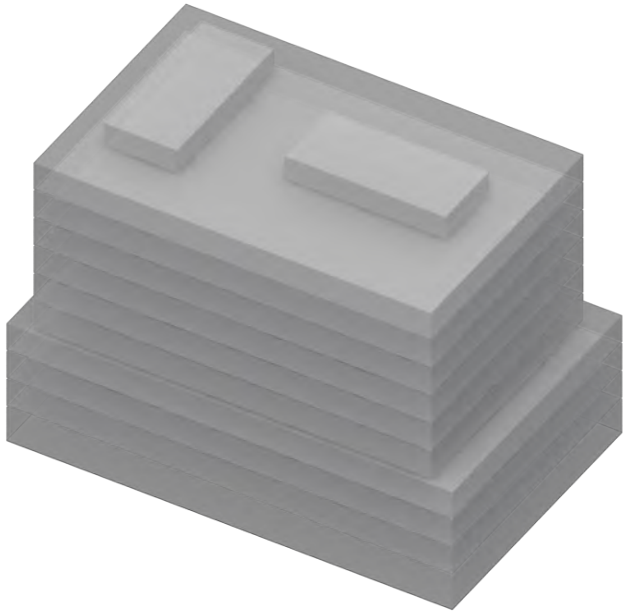
Net Internal Area = ~12,000 sqm



Net Internal Area = ~10,780 sqm

Walk Up Village

Public Laneways in the Sky



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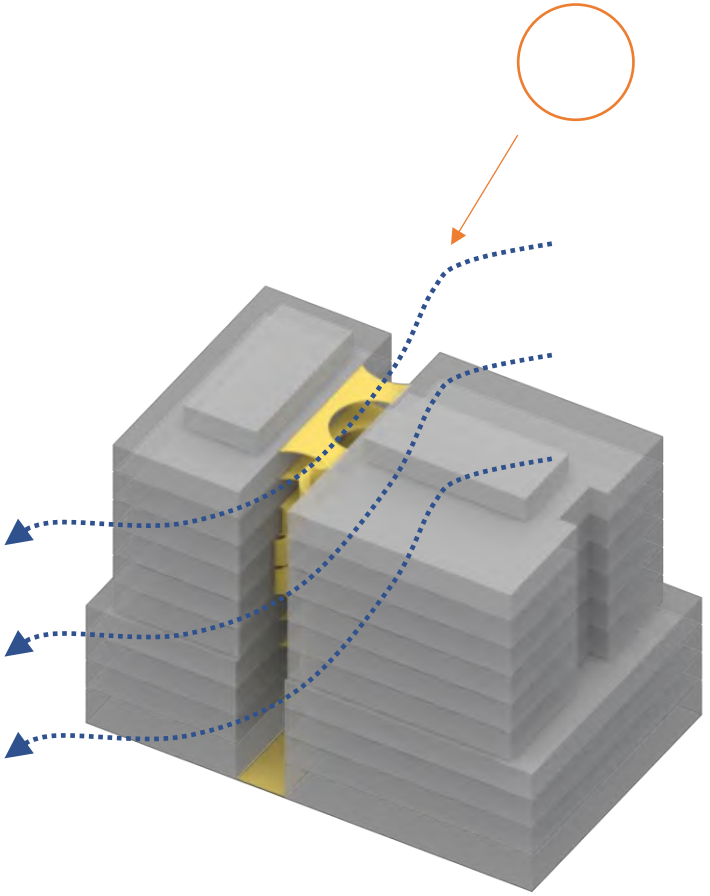
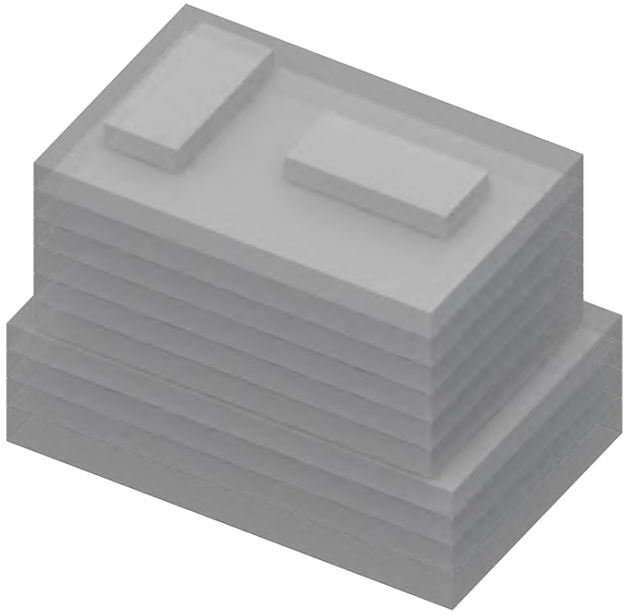


Net Internal Area = ~10,780 sqm

Walk Up Village

Public Laneways in the Sky



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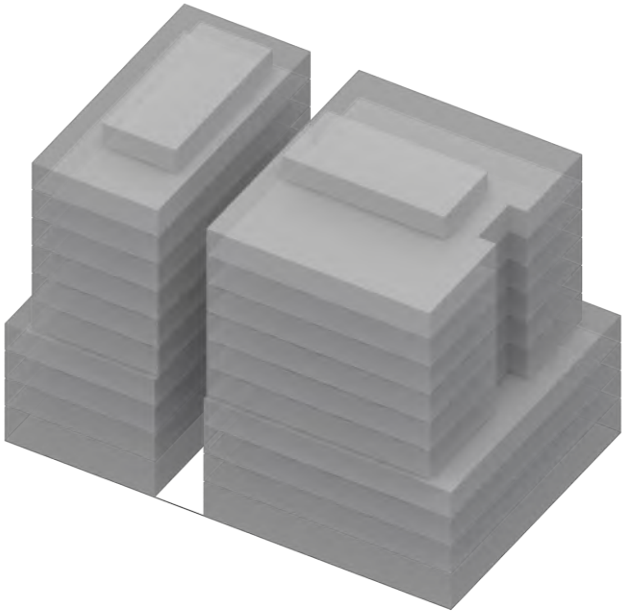
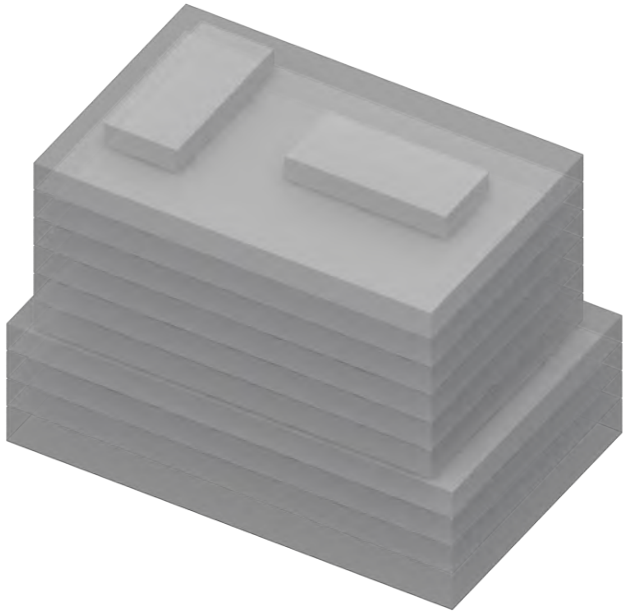


Net Internal Area = ~10,780 sqm

Walk Up Village

Public Realm Improvements



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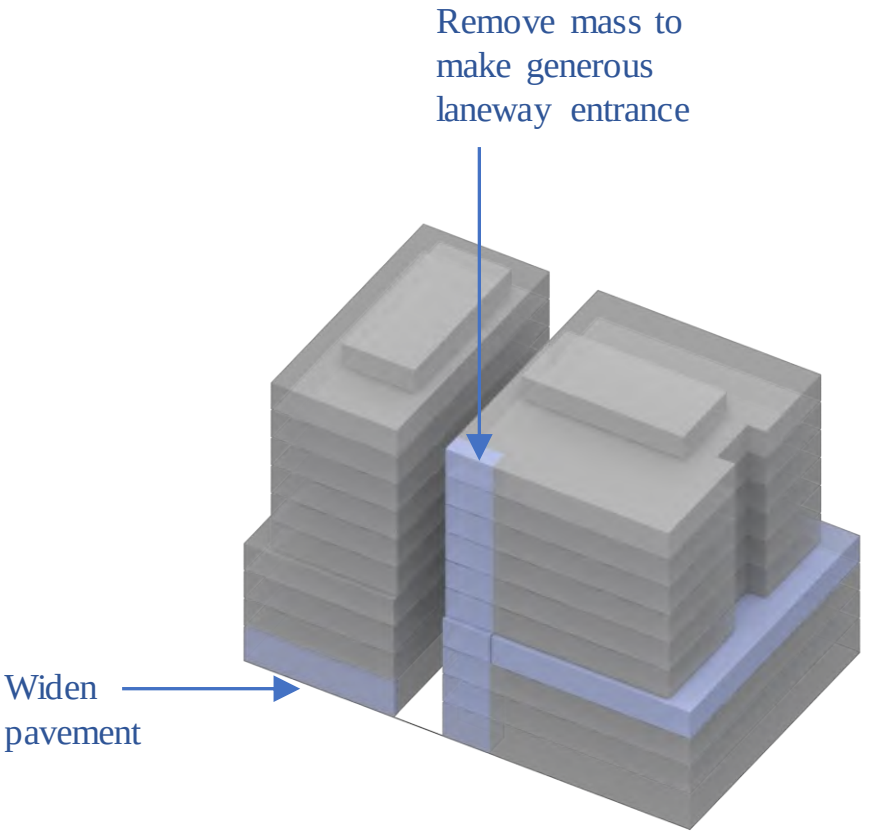
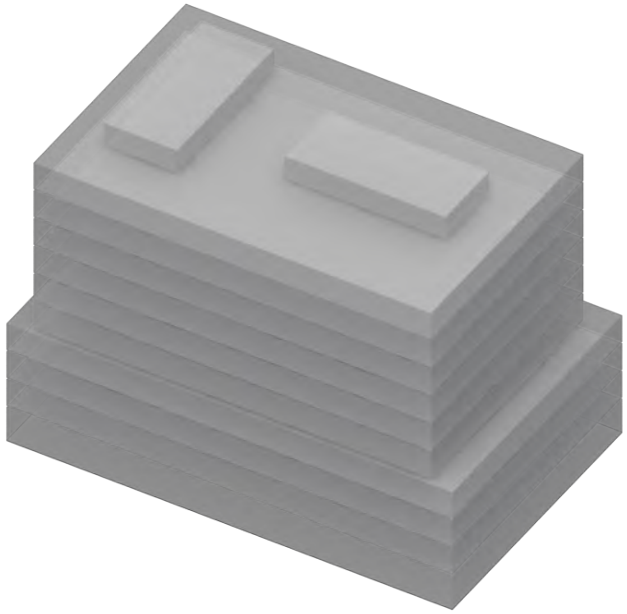


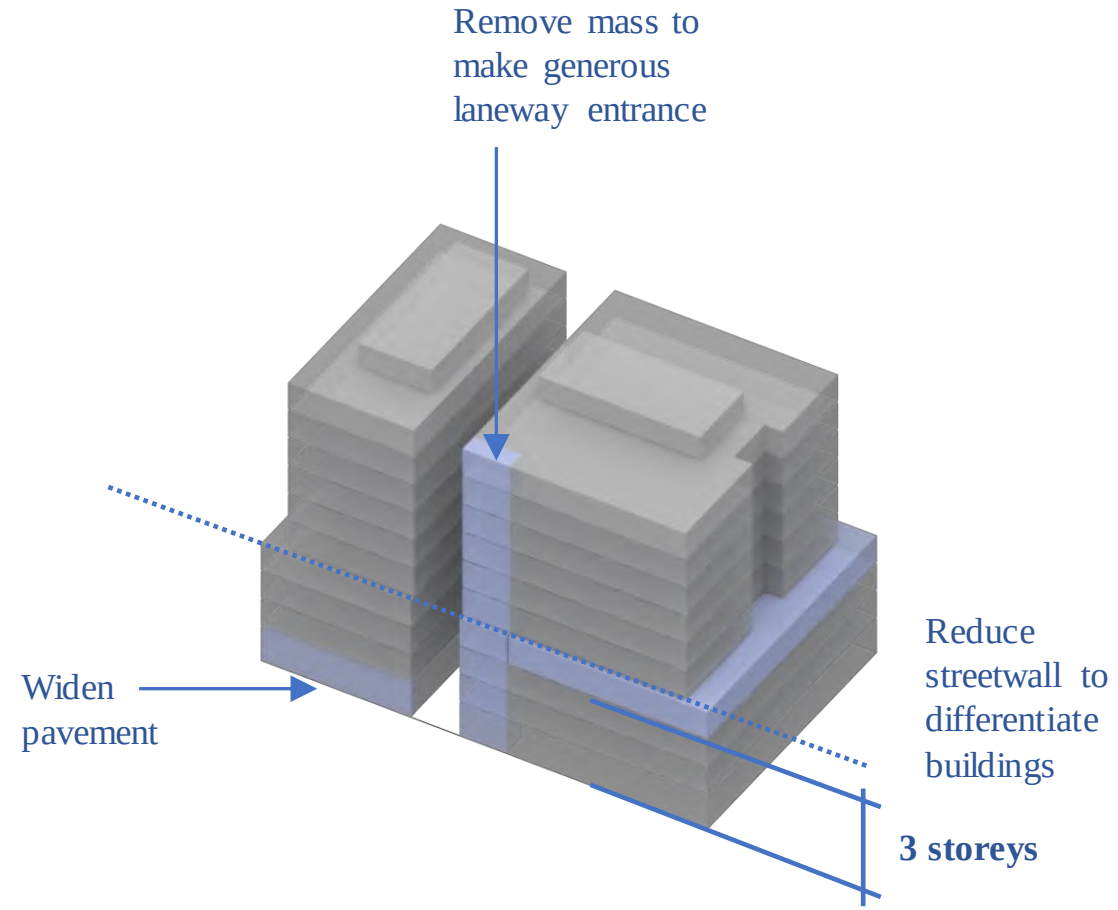
Net Internal Area = ~10,780 sqm

Walk Up Village

Public Realm Improvements



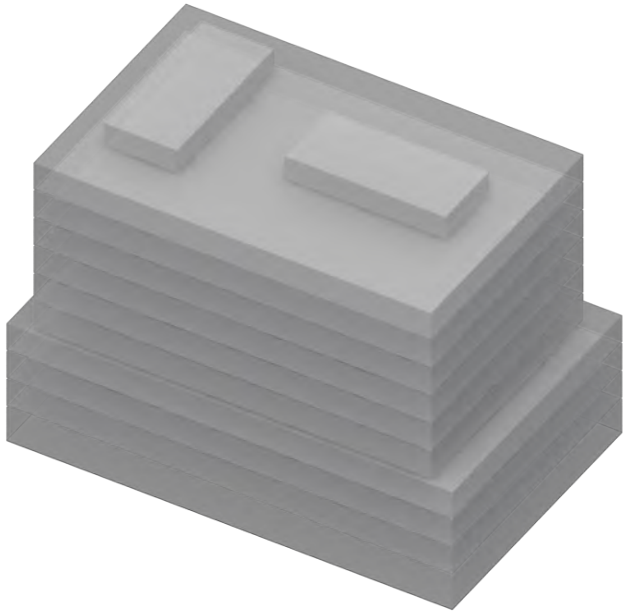
Net Internal Area = ~12,000 sqm



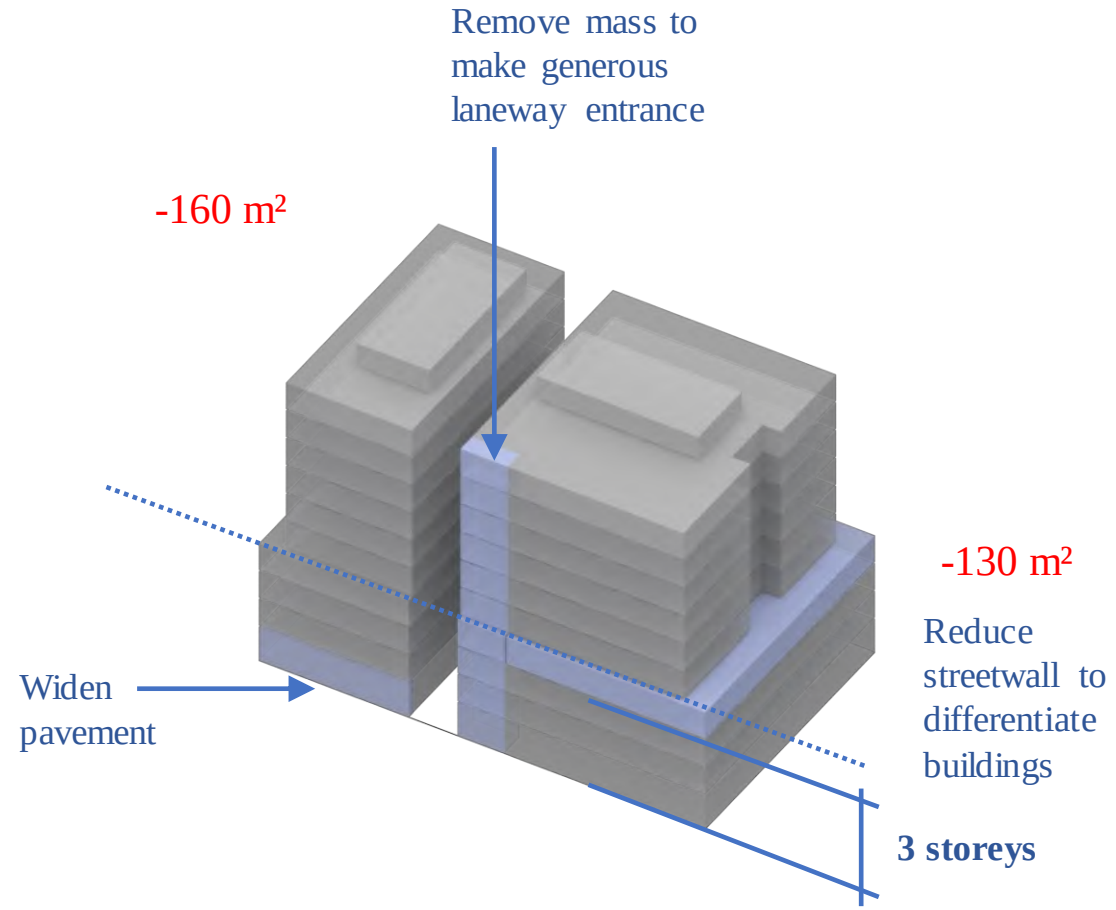
Net Internal Area = ~10,780 sqm

Walk Up Village

Public Realm Improvements



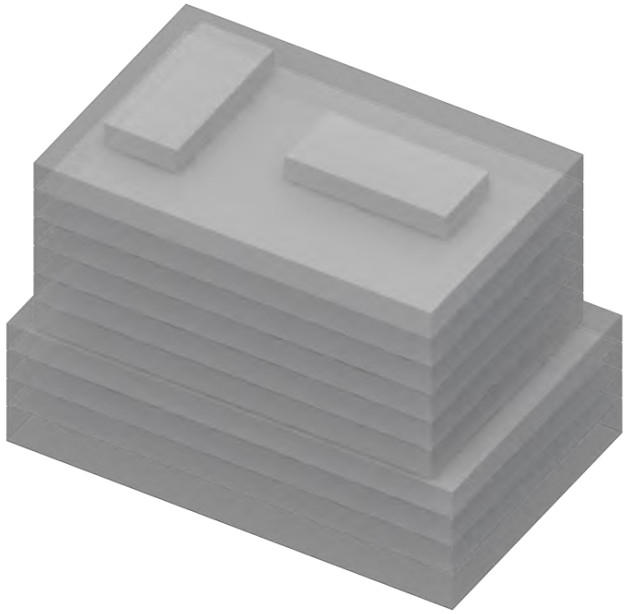
Net Internal Area = ~12,000 sqm



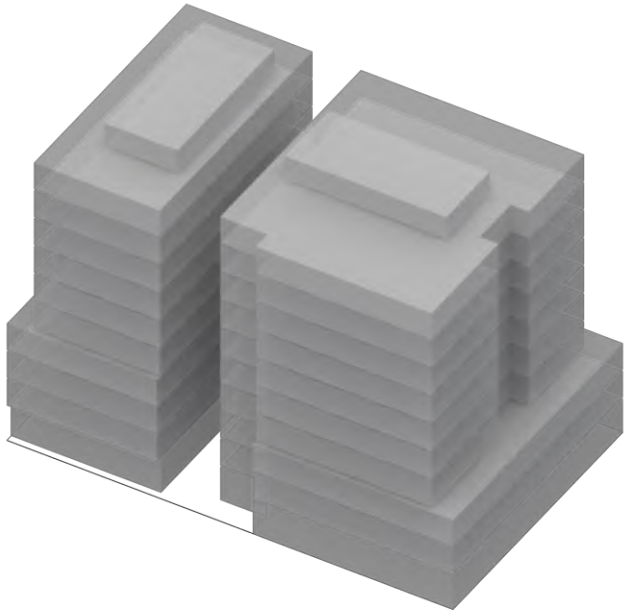
Net Internal Area = ~10,490 sqm

Walk Up Village

Public Realm Improvements



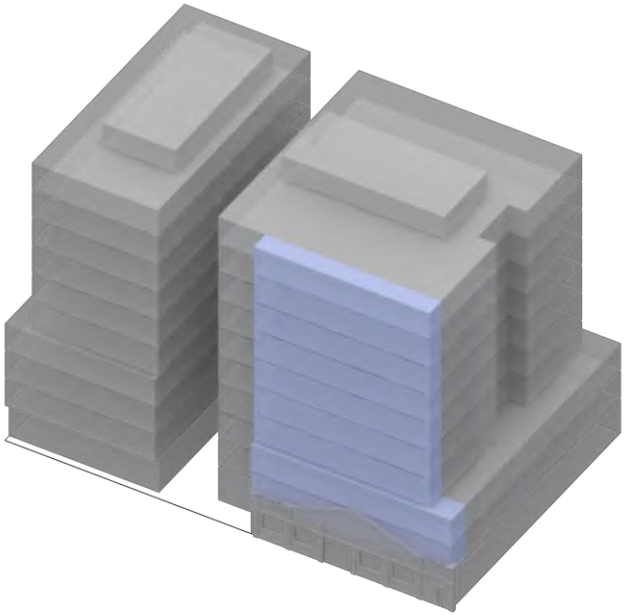
Net Internal Area = ~12,000 sqm



Net Internal Area = ~10,490 sqm

Walk Up Village

Public Realm Improvements

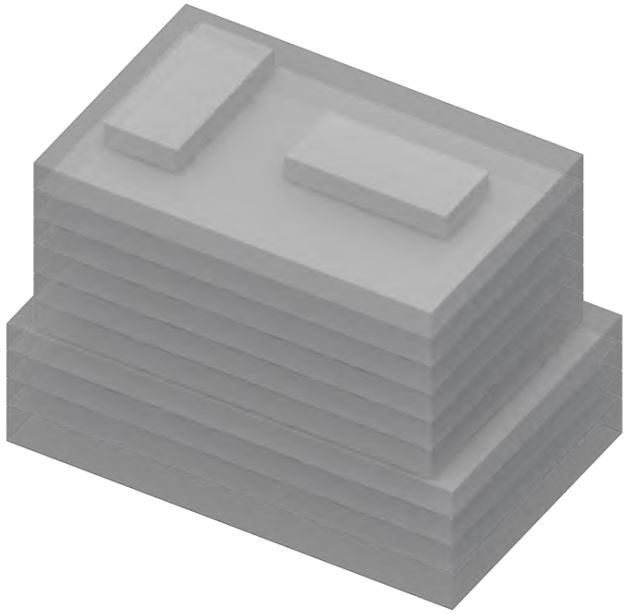


Net Internal Area = ~12,000 sqm

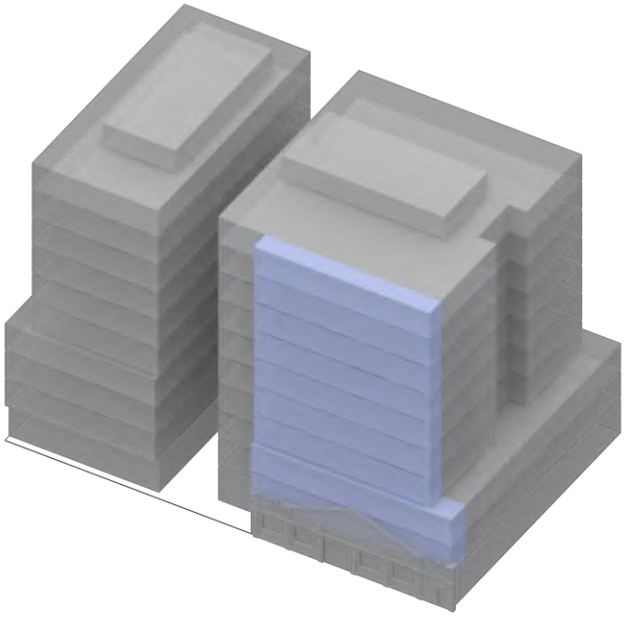
Net Internal Area = ~10,490 sqm

Walk Up Village

Responding to Heritage



Net Internal Area = ~12,000 sqm

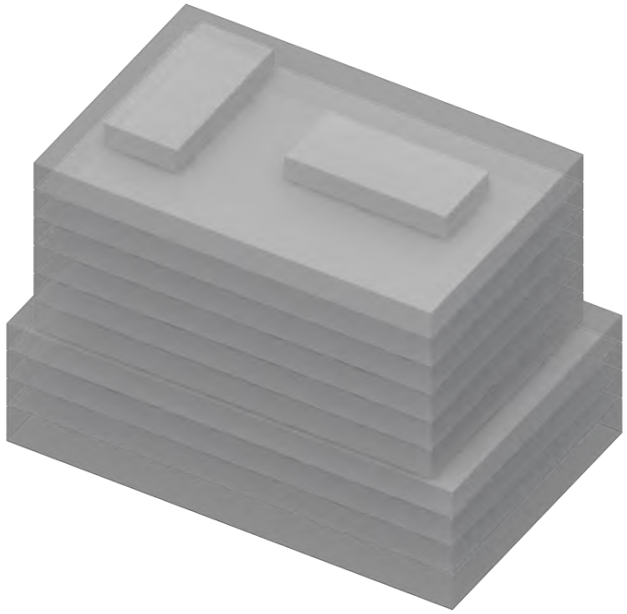


-310 m²

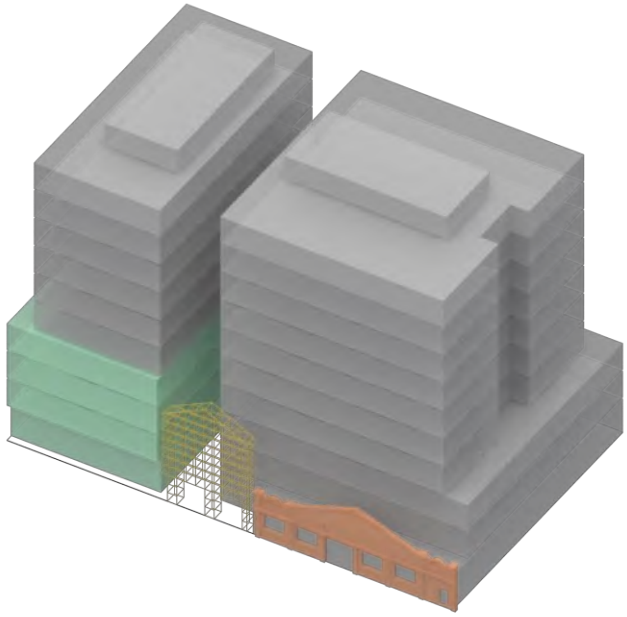
Net Internal Area = ~10,180 sqm

Walk Up Village

Responding to Heritage



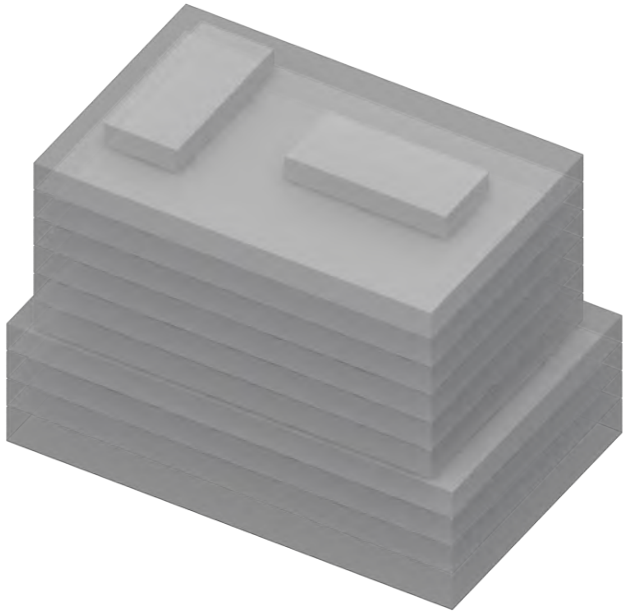
Net Internal Area = ~12,000 sqm



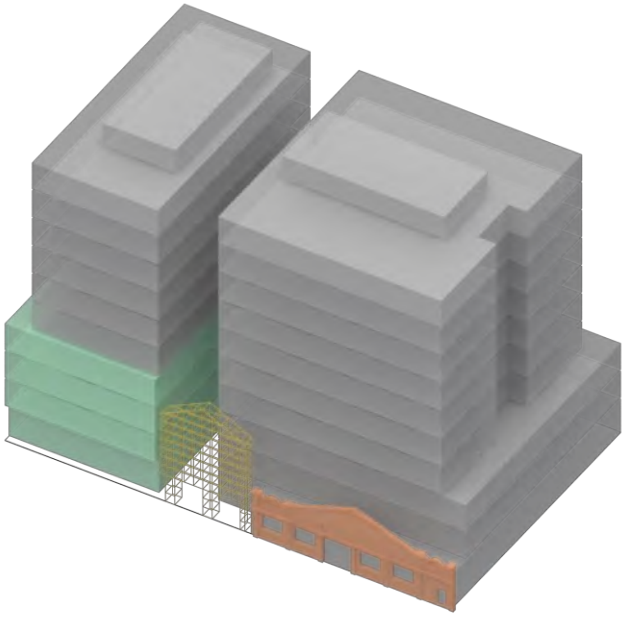
Net Internal Area = ~10,180 sqm

Walk Up Village

Responding to Heritage



Net Internal Area = ~12,000 sqm



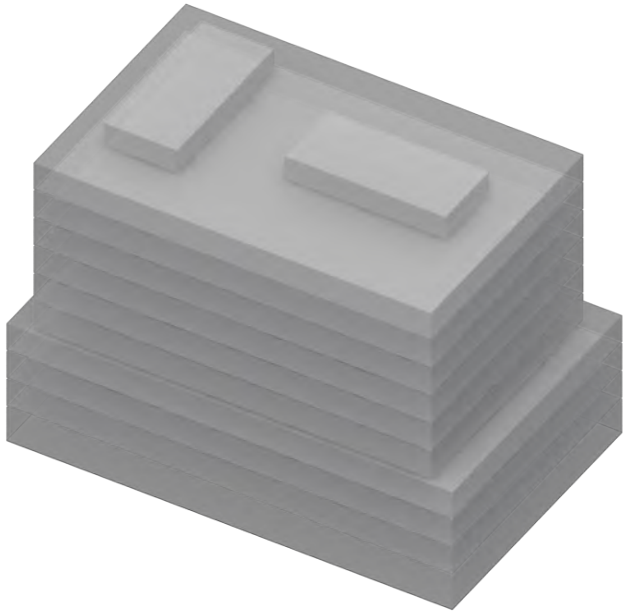
Net Internal Area = ~10,180 sqm

+ ~1,800 sqm

Walk Up Village

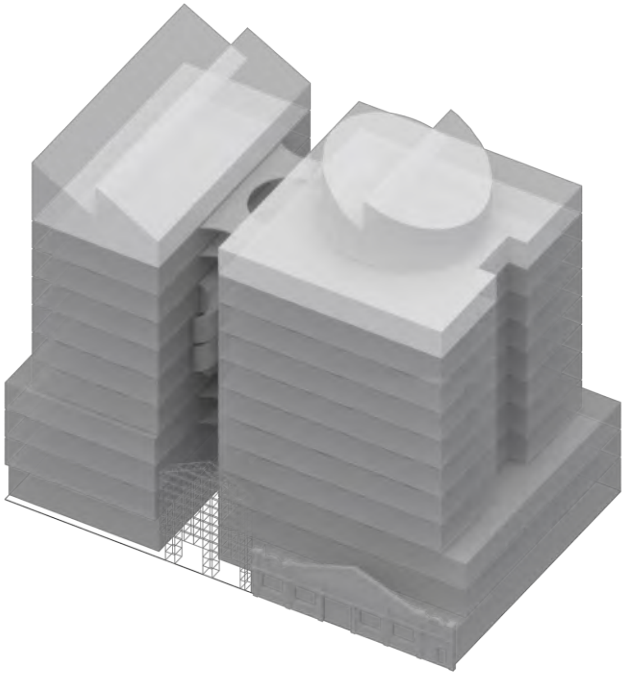
Space

Responding to Affordable and Community



Net Internal Area = ~12,000 sqm

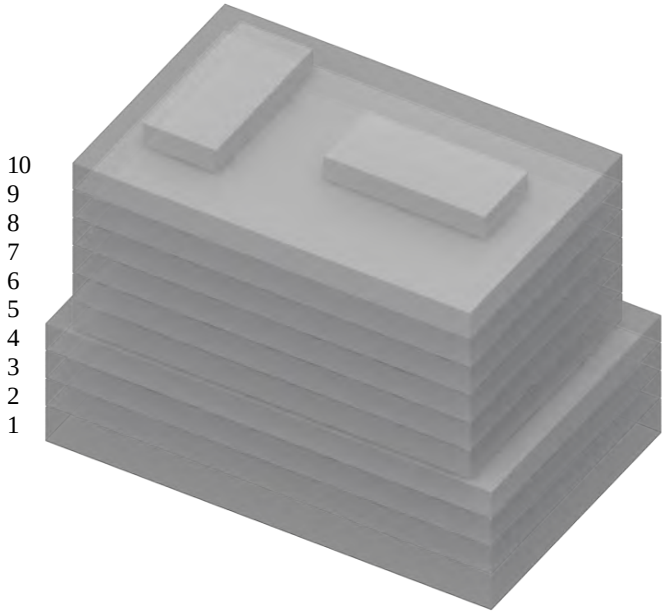
Walk Up Village



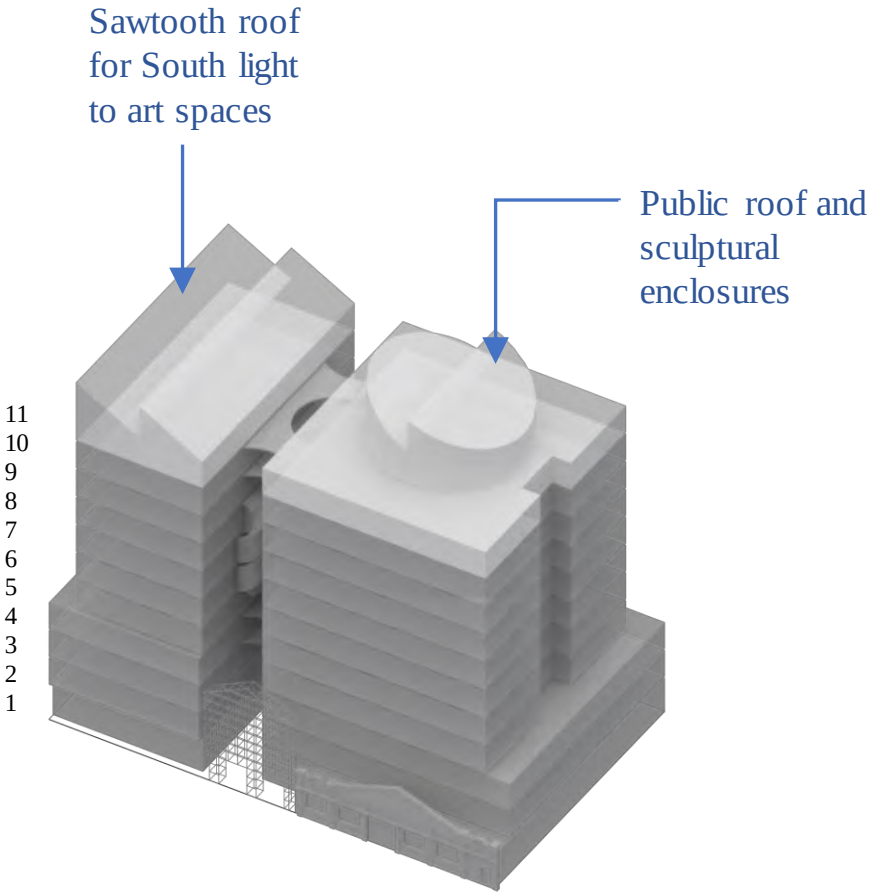
Net Internal Area = ~11,180 sqm

+ ~1,000 sqm

Responding to Affordable and Community Space



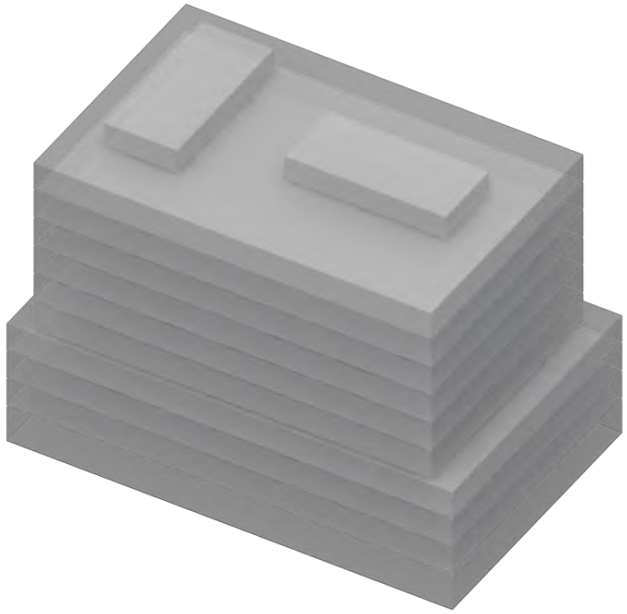
Net Internal Area = ~12,000 sqm



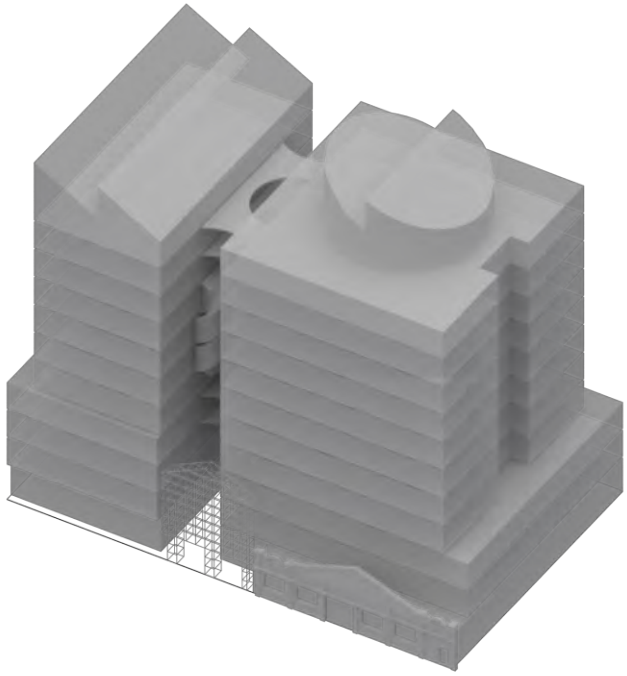
Net Internal Area = ~11,180 sqm

+ ~1,000 sqm

Walk Up Village

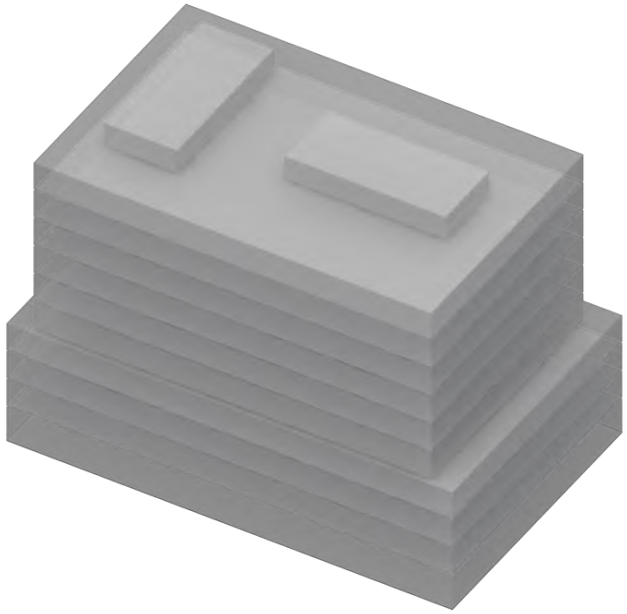


Net Internal Area = ~12,000 sqm

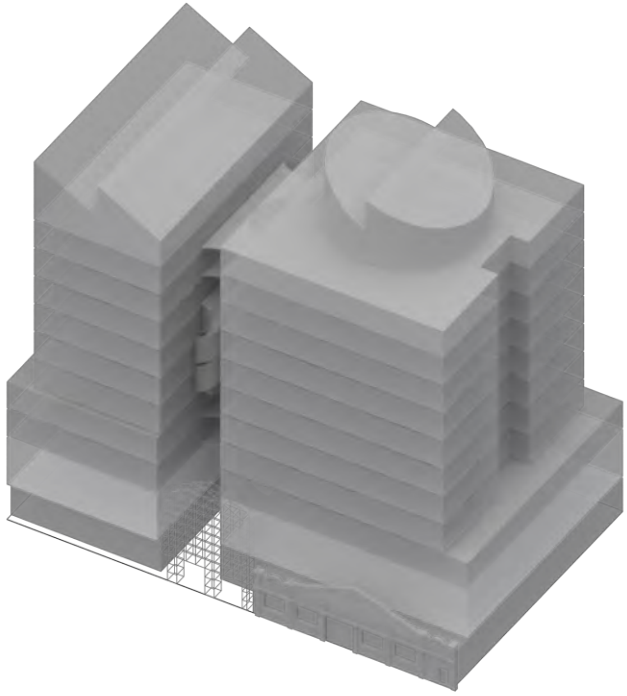


Net Internal Area = ~11,180 sqm

Walk Up Village

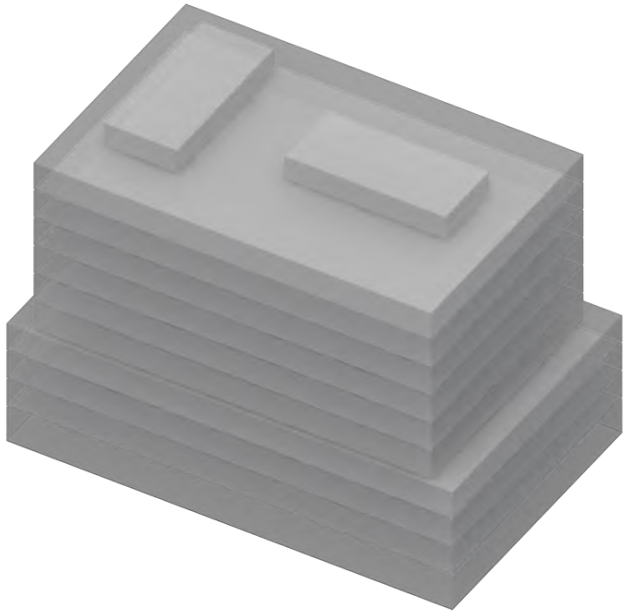


Net Internal Area = ~12,000 sqm

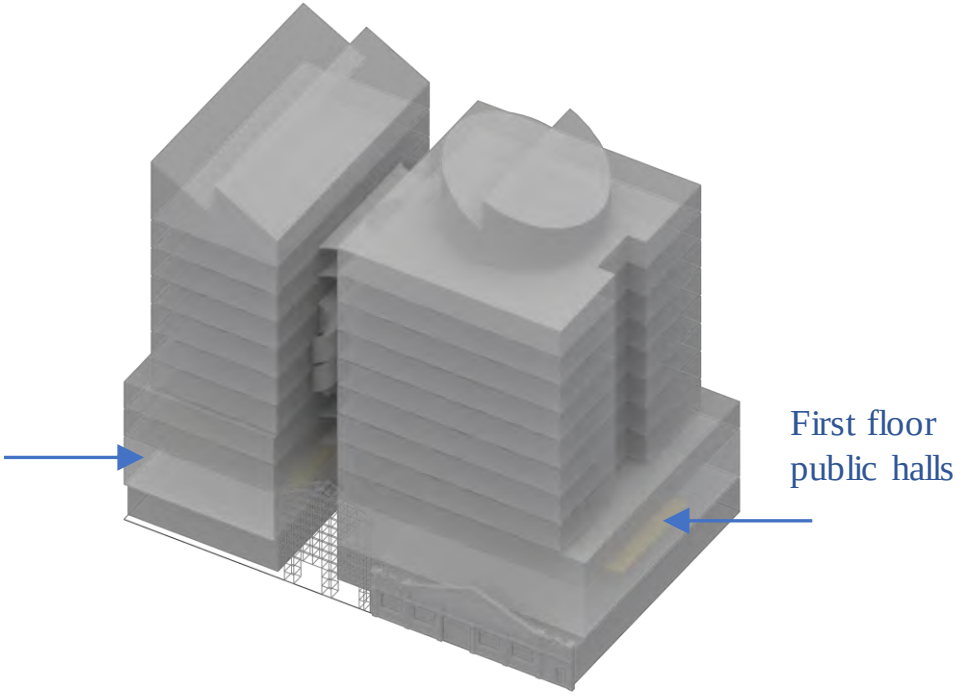


Net Internal Area = ~11,180 sqm

Walk Up Village



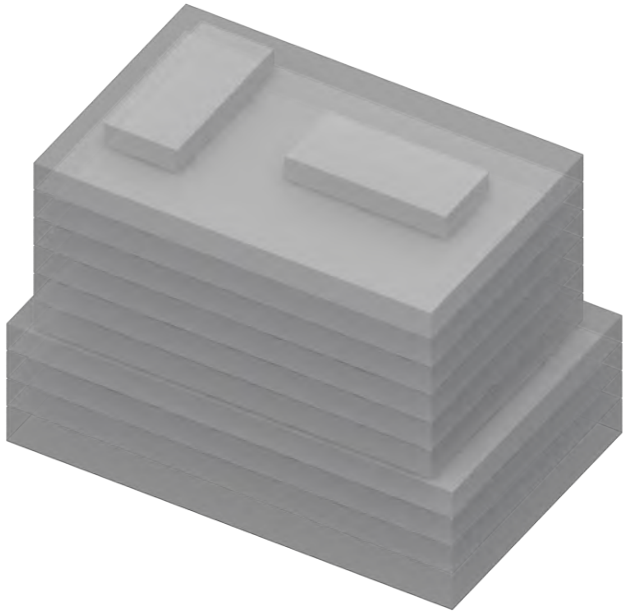
Net Internal Area = ~12,000 sqm



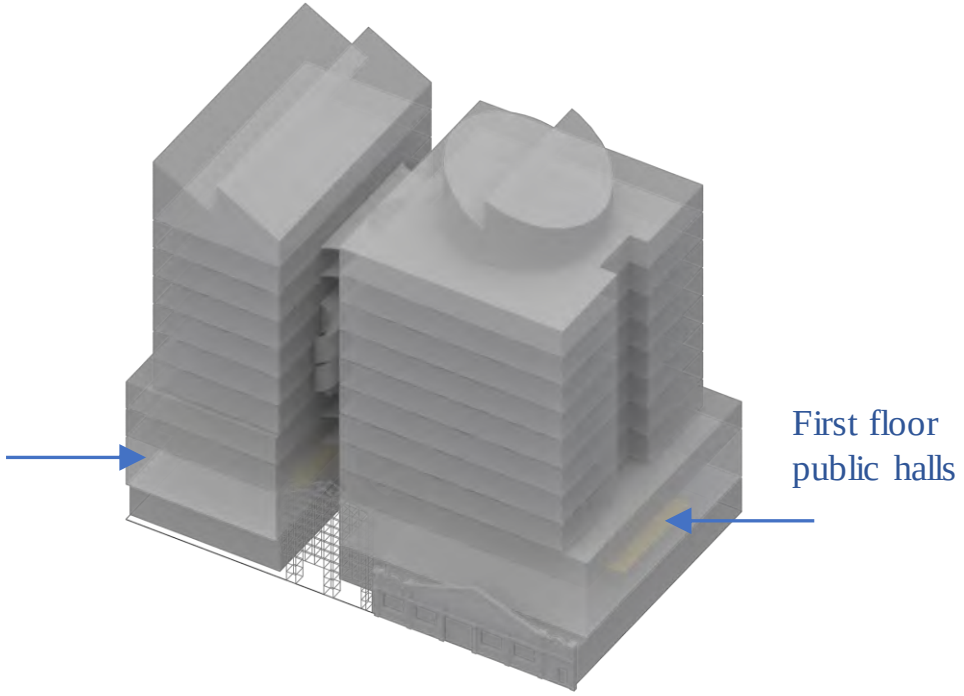
Net Internal Area = ~12,000 sqm

+ ~650 sqm (mezzanines)

Walk Up Village



Net Internal Area = ~12,000 sqm

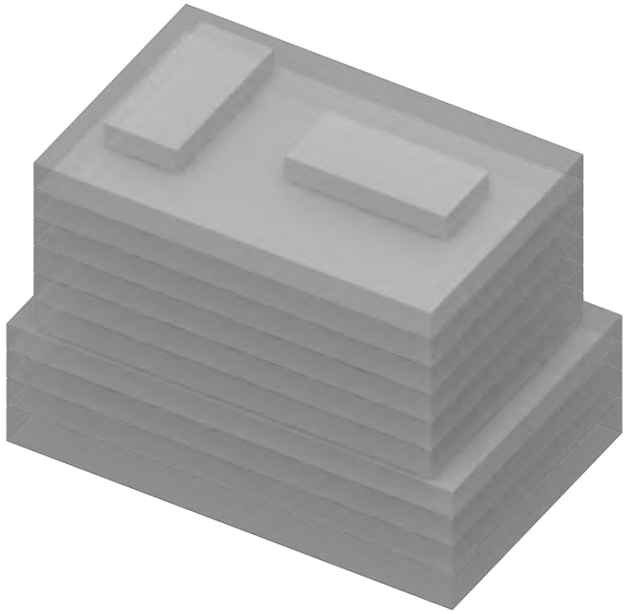


Net Internal Area = ~12,700 sqm

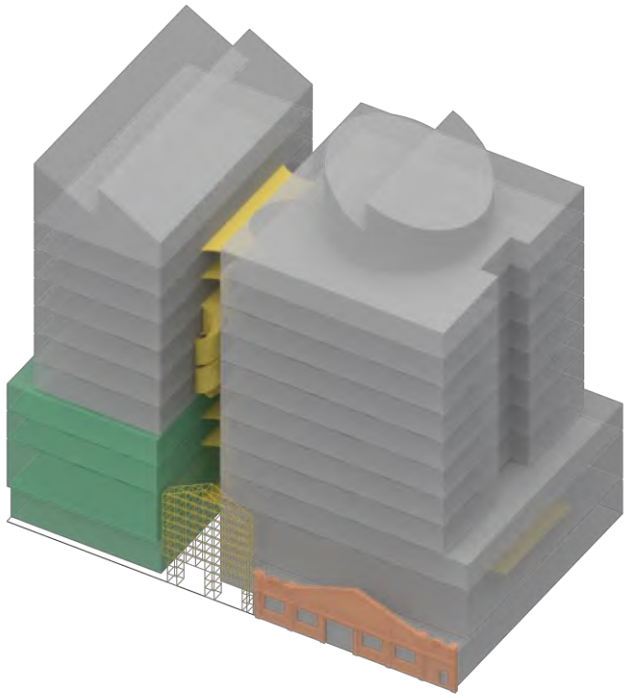
+ ~650 sqm (mezzanines)

+ ~1,330 sqm (full floor)

Walk Up Village

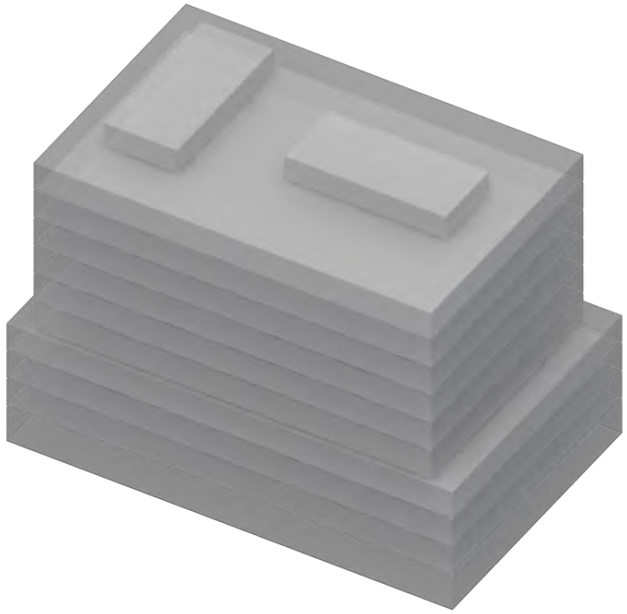


Net Internal Area = ~12,000 sqm

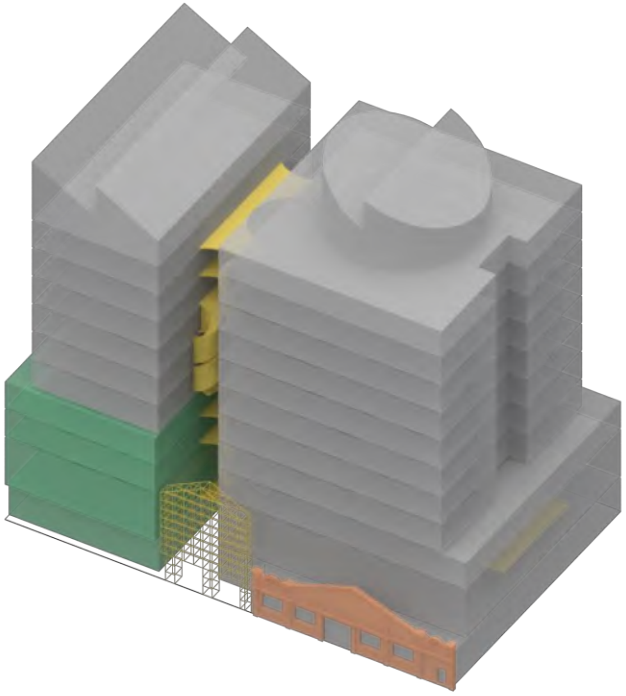


Net Internal Area = ~12,000 sqm

Walk Up Village



Net Internal Area = ~12,000 sqm



Net Internal Area = ~12,000 sqm

- 2,000 sqm open space
- 1,500 sqm cultural and social uses
- Affordable workspaces for 150 people

Walk Up Village

A New Model

New planted public spaces for Collingwood.

☑ A new public laneway with 1,175sqm of open space for people to congregate.

☑ A new public rooftop garden with 250sqm of planting providing access to sunlight, nature and views.

☑ A total of 1,000sqm of planted space; equiv. to half the plot size.

A New Model

Affordable social and cultural spaces for Collingwood.

☑ A total of 1,500sqm of cultural and social spaces; equiv. to 1.5 floors

☑ Rental yields up to 80% off market-rates

☑ Affordable workspaces for 150 people.

☑ A new 200sqm community hall available for community groups at low rates or free.

A New Model

Affordable retail and work spaces for Collingwood.

☑ Splitting floor plates into micro tenancies providing affordable retail and workspaces throughout the building.

☑ Supporting innovative retail through the provision of one retail tenancy at subsidised rental rates offered via an Expression of Interest process.

Outcome - Benefits

- **Developer benefits** = **$3,235,083**
- **Community benefits**
  - Roof top park = $3,478,357
  - Subsidised artist studios = $2,273,252
  - Public art = $92,688
  - Community facilities = $142,597
- **Total community benefits** = **$5,517,497**

SGS Economics and Planning – Community Benefits Assessment Rupert Street 2019

Success Drivers

- Time, skills and resources committed to a participation in the planning process
- Desired community and commercial outcomes both clearly articulated
- Desired outcomes informed design and development brief – proactive not reactive
- Outcomes equally valued i.e. must be a win/win
- Mutual recognition that an “mission-led” flexible approach required
- All prepared to say yes to better

CONSERVATION COUNCIL ACT REGION

SHAPING A SUSTAINABLE FUTURE

Legislation to protect trees

Urban Forest Bill (Tree Protection Act*)

- built up urban areas,
- future urban areas
- any area the subject of an estate development plan.

Nature Conservation Act

- unleased land and leased land outside the built-up areas

Planning Act 2007*

- DA required if a proposal impacts on existing vegetation and regulated or registered trees.
- DA cannot be inconsistent with advice of conservator
- Restrictions around clearing land.

Heritage Act 2004

Importance of mature native trees

Important role -

- in providing habitat for birds, reptiles and mammals.
- possums, gliders, owls, parrots, cockatoos, pardalotes, antechinus, ducks, kingfishers as well as numerous species of bats, snakes, frogs, lizards and invertebrates (NSW NPWS 1999).
- “large, mature trees are disproportionately valuable to ecosystems”.

Hollow-bearing trees both standing and fallen -

- Ground living mammals - fallen trunks and branches for shelter and foraging.
- Trees collapsing in riparian areas provide habitat for fish and other aquatic organisms.
- As the trees decay they add to soil nutrient levels and soil organic components, with the fungal agents responsible for decay being used as food by various fauna species (Victorian Department of Sustainability and Environment, undated).

Mature Native Trees

A Yellow Box (Eucalyptus melliodora) - live until it's 500 years old.

- Takes 60-80 years for a Yellow Box to reach full height
- Tree hollows may not form until the tree is 120-200 years old (Gibbons and Lindenmayer 2002).

Can't cut down a 200 year old Yellow Box, and replace it with five new trees without environmental loss.

Native trees play an important role across the urban landscape too.

- Pocket parks, roadsides and verges.

Intergenerational planning is crucial to ensure we have enough mature trees to support a healthy ecosystem.

Mature Tree Action Plan

The Conservation Council and member groups advocated for the formal protection of hollow bearing native trees.

Four years ago the loss of mature native trees (including hollow-bearing trees) was added to the list of **Key Threatening Processes** under the Nature Conservation Act 2014.

Mature tree loss across urban Canberra occurs at an alarming rate -

- 14,455 mature trees lost between 2015-2020
- 6.2% of the total mature trees, as at 2015.

Mature Tree action Plan is out for public comment.

Mature Tree Action Plan

Action 11: Encourage greenfield estate development or infill development approvals to identify locations likely to support MNT in the long term within the urban matrix (e.g. open spaces with little foot traffic). These should ideally have existing mature trees, but some valuable locations may require additional (or initial) planting.

Action 15: Where broadacre sites are to be cleared for conversion to urban development, the actions cited above for the urban environment should be considered proactively. Planning should identify key locations with a view to ensuring that the context (location, connectedness, surrounding vegetation) is maintained to maximise the retention of MNT and their biodiversity values.

Urban Tree Bill

Objects include “uphold the vitality of the urban forest ecosystem, including maintaining and enhancing biodiversity, habitat and resources for wildlife.”

Policy approach should follow the principles of the Offset Policy:

- Avoid tree removal.
- Mitigate (e.g. change decision to reduce tree removal, use landscaping or barriers to limit to access below tree canopy to limit pedestrian access and thus reduce safety concerns).
- Offset. Plant (and protect) sufficient seedlings to replace the tree(s) in the longer term and maintain and enhance broader landscape connectivity.

MTAP / Urban Forest Bill

Urban Tree Bill

Protected trees

- Change to height from 12m to 8m for protected trees.
- Dead native trees more than 1.4 m above the ground with circumference of at least 1.88m OR diameter of at least 600m
- Valuable protection of potential habitat.

Registered trees
Tree Management Plans
Tree Bonds

Urban Tree Bill

Current offences for protected trees remain

- Damage to the trees root system - includes an activity that reduces the permeable surface around a tree, compacts the soil around a tree -
    - Driving or parking a vehicle
    - Concrete slab / pavers

Concern about **compliance** - currently low, will need to be higher.
“Investigate the creation of a dedicated compliance position within the TCCS Tree Protection Unit.” MTAP 2022

Investing in new trees, but must ensure higher community awareness in regard to caring for existing trees.

Urban Tree Bill

Species agnostic - despite biodiversity objective:

- 8m rule - is a slow growing tree at 8m more valuable than a fast growing tree?
- Should the value of trees be more connected to how long they take to replace rather than just how big they are?
- Trees don't have different levels of protection depending on their species and potentially other services that they might provide.

Canopy Contribution Fund

Homeowners

- Is two new trees the appropriate response - if only room for one tree, could the other tre

Developers

- Is the incentive enough to prevent the removal of trees?

Planning Bill & new Territory Plan

- Interlinks with Tree Protection ACT (Urbn Forest Bill)
- Territory Plan will set permeable surface / tree planting space for new developments
- Current TP likely to be carried across
- DV 369 - **DV369 Living Infrastructure in Residential Zones**
  - coming into force in September 2022
  - planting for trees as a percentage of the block for multi units and single detached dwellings

CONSERVATION COUNCIL ACT REGION

conservationcouncil.org.au