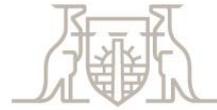


14 March 2016

E: citygateway@act.gov.au



Australian Institute of Architects

To whom it may concern

The ACT Chapter of Australian Institute of Architects (the 'Institute') welcomes this opportunity to make a submission in response to the City and Gateway Urban Renewal Strategy discussion paper.

The Institute is a national peak body with 12,000 member architects residing in all Australian states and territories as well as in a number of countries around the world.

The following submission is from the viewpoint of the local architectural profession whose members have everyday dealings with Territory planning authorities and whose members have made major contributions to the planning and design of Canberra.

The institute strongly supports the concept of the city and gateway urban renewal strategy. However, we believe that the discussion paper and consultation mechanisms have not provided the level of detail required to allow the community to provide informed feedback, even if the intention is to provide information at a strategic level at this stage. For instance, there is a lack of plans illustrating the finer grain ideas for the urban villages, and no background information has been provided on transport connectivity, green space and community facility provisions.

In terms of the information provided in the discussion paper, the Institute supports, in principle, development at higher density along the transport network, as it allows increased accommodation within the current urban boundary.

The Institute has some concerns with regard to the 3D rendering of the gateway development which is the only illustration of the form proposed. It appears that there has been no provision in the Dickson urban village for public open green space in the form of a square or the like. This means that all adjacent useable open space is outside the urban village and subject to controlled access. For instance, the pool for which payment upon entry is required and the school oval that is currently accessible by the public is privately leased land and (similar to ACT Government schools) could be fenced and made off limits to the public particularly if it comes under pressure of use affecting the schools use and maintenance.

If the city and gateway urban renewal strategy is intended to be a living space for work and residential, good accessible public green infrastructure supporting a range of recreational activity within and adjacent to the densified area is important.

This is particularly so, given the inclination to compromise rather than enhance the quality of space that has been evident in previous discussions around the development of the area of Dickson pool and beyond.

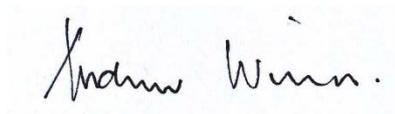
The discussion paper provides no mention at all of community facilities and social infrastructure. Housing diversity is mentioned, but not any commitment to delivery of a proportion of affordable or public housing with good access to public transport which is important in the inner city area. These issues should be addressed at a strategic level.

On the issue of design quality implementation, the 2010 review in to the quality of buildings clearly stated that the quality of work undertaken by construction professionals such as architects, directly affects the quality and standard of building. The Institute is of the view that the appointment of a suitably qualified design professional throughout the building process will significantly improve the quality of the construction outcome. The NSW SEPP 65 model provides the required design standards, professional engagement and project design review processes that are recommended as a model for consideration.

To improve design and built outcomes there needs to be detailed design performance requirements for the Gateway development that set an appropriate quality of urban design, building design, sustainable design and social outcomes. It is suggested that more flexibility in the planning system will allow for adjustment of controls where significant innovation is proposed. However without clearly defined standards of performance required under the planning system, and clear criteria for assessment of levels of performance enhancement and innovation, there is insufficient regulatory or design standards guidance to deliver protection of the community interest.

We look forward to an invitation to attend further briefings that will provide more detail.

Yours sincerely

A handwritten signature in black ink that reads "Andrew Wilson." The signature is written in a cursive style with a clear first name and a last name.

Andrew Wilson
President, ACT Chapter,
Australian Institute of Architects