

From: John & Christine Coghlan [coghlan@iimetro.com.au]
Sent: Monday, 6 July 2015 1:39 PM
To: Terrplan
Subject: Comment on DV351 West Belconnen Urban Development

To Whom It May Concern

I am concerned that the Riverview development in the ACT does not have sufficient space zoned as CFZ community facility or employment opportunities for its future residents.

My reading of the ACT zones map shows three school sites, Stratnairn arts precinct and another community space in the core zone. Only Stratnairn abuts the river corridor.

I am disappointed that no advantage of has been taken of Riverview's peaceful seclusion. The edge of the development would be very suitable for another hospice, a natural burial cemetery, or a residential facility for people with long term illnesses or disabilities, yet all this land with spectacular views of the Brindabellas is zoned residential.

I am also concerned that Belconnen's existing community facilities will not be able to cope with another 30,000 residents. For example, the CISAC swimming pool is already overcrowded. Northside Canberra will need another green waste processing facility when Parkwood closes. An all ages playground, sporting facilities and another off leash dog park would all create welcome destinations for Riverview.

I also do not think there are enough employment opportunities planned for Riverview. At very least 11,500 new jobs (one per dwelling) will be needed by project's completion in 2050, and possibly many more. According to the Urbis report in the "West Belconnen Project community news" issue 5 May 2015, only 4,030 jobs will be located at Riverview by 2054. Belconnen Town Centre's business and services zoned blocks are being sold off for high density housing and this land development policy is stifling employment expansion. I believe public transport from Riverview's most distant suburbs in NSW will take 45 minutes to reach Belconnen and an hour to reach Civic. I think Riverview should plan for employment opportunities which will benefit all Canberrans in the future. For example, an urban farm with access to the Murrumbidgee River would help ensure our food security.

Once land is under housing, it cannot be easily re-zoned for community or employment use and it is so important to get a good balance now.

Please acknowledge receipt of this email

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