

**Standing Committee on Planning, Environment and Territory and Municipal Services**  
**GPO Box 1908**  
**Canberra ACT 2601**

***Submission re Draft Variation to the Territory Plan No. 308: Cooyong Street Urban Renewal Area (Braddon sections 52 and 57 and Reid section 7 - change of zoning)***

I am writing to again express to the Standing Committee on Planning, Environment and Territory and Municipal my concern with the proposed redevelopment and the impact it will have on the immediate residential area – particularly Reid.

The planned proposals do not seem to have taken into account the concerns expressed in my submission of February 2012 and indeed the plethora of objections raised by other community members. Accordingly, I wish to convey my disappointment for this and to strongly indicate my disapproval of the revised proposal in the Draft Variation to the Territory Plan No. 308: Cooyong Street Urban Renewal Area (Braddon sections 52 and 57 and Reid section 7 - change of zoning).

I consider that the proposed changes to the draft variation to the Territory plan are still deficient and seriously flawed and briefly outline these as follows:

**1 The overall scale of the proposed development.**

The Draft Variation does not take into account the characteristics of the neighbourhood of Reid and the scale of the proposed project is considered unwarranted and not commensurate with good planning particularly in Canberra. The total focus of the proposed plan is on the relationship between the new development and the city centre. Further, increasing the population density, which is already the highest in Canberra, without providing any additional community amenities is of some concern.

The following points are also intricately connected and go towards contesting that such a planned proposal should be balanced and not be seen to just extend the CBD into the inners suburbs without seriously considering and ameliorating the neighbourhood and character of the affected inner suburbs in the manner contemplated by this variation.

The proposed variation results in city edge encroaching into the existing residential areas by rezoning as commercial. This proposed new commercial zone on the edge of Reid is unlikely to work because it looks across a 6-lane arterial road into multi-storey car parks and goods entrances.

The fact that the proposed maximum heights that would be permitted under RZ5 to be exceeded is itself a concern that proper planning design principles are not been applied.

Approval of the draft variation seems to ignoring the stated ACT Planning Strategy of increasing residential neighbourhood amenity close to shopping centres ("residential development up to 4 stories in the adjacent blocks") is not being considered by the ACT Planning Agency and Government itself.

I and others within our neighbourhood, are rightly concerned that a sufficient case has not been made to permit higher buildings on the site and that inadequate attention and account has not been taken of the heights and nature of buildings including their impact in and the surrounding neighbourhood.

The significant change in the proposed development plans especially the height as represented from up to 5 levels to 15 levels seems to be driven by monetary factors (such as return on funds) rather than the desire to provide public housing and the provision of a housing development which integrates in a cohesive way and provides good design and one which is acceptable and compatible level whilst minimising the impact on neighbourhood and the compliance and adherence to the existing planning laws themselves. Why can't we have a redevelopment that complies with the ACT's own excellent codes?

In short, the effect of the proposal on the surrounding area has not been adequately considered especially on the historic suburb of Reid.

## **2. The height of the buildings is considered extreme and unnecessary high.**

The height and scale of the proposal is still considered excessive and out of character with developments in similar parts of Canberra such as and including Braddon, Turner and Reid itself. A sufficient case has not been made for the development of a project of this scale given the constraints of the site. The arbitrary nature of proposed building height is detrimental to the historic suburb of Reid and the impact this would have on the neighbourhood.

We are not in favour of the construction of buildings of the proposed height (especially the 15 storeys) for a suburb which is held out to be a historical suburb and precinct. Clearly, there is no such consideration given to the interface this design will have on the suburb and the residents in the immediate and to suggest otherwise will not recognise the significant damage to the fabric this would create to a historical and heritage listed suburb.

## **3 The inadequacy of car parking provision.**

The proposals sheer size will significantly increase the volume of traffic in the suburb and inadequate measurement has guided the design.

Furthermore, the government's own standards for the provision of car parking in residential areas will not be met by the proposed plan and variation. The increasing number of cars without a home will impact streets throughout Reid and Braddon and create unpleasantness which were certainly not part of our plans when our homes were acquired.

The suggested use of nearby parking at the Canberra Centre for the use of residents and their visitors continuous to be a laudable and an inadequate proposal. This is reinforced by the fact that the Canberra Centre's capacity to meet the shoppers needs yet alone is questionable and would be incapable of meeting the needs of a significant increase in density expected by the proposal under the draft variation.

#### **4 The impact on Kogarah Lane and Shadows.**

The existing Kogarah Lane, which is narrow (a non-standard width) and is only 13 metres and separates the existing building line of Argyle Square and the variation would create a shadow on the existing building line of the apartments opposite. This is clearly inadequate and does not take into account the extra demands to be placed on this Lane.

Yours sincerely



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