

Manager  
Territory Plan and  
Implementation Section  
ESDD  
16 Challis Street  
Dickson act 2602

BRADDON ACT 2612

20 February 2012

Email delivery

re: **Draft Variation to the Territory Plan 308 – Cooyong Street**  
**Braddon ss 52 and 57 and Reid s 7 (DV308)**

### **Introduction**

I am a long-time resident of Canberra, having lived here for the past 57 years. I presently live in the Braddon Housing Precinct (overlay H13 of the current Territory Plan). During that time I have witnessed many changes, some good, some not so good.

I am not against change, nor high-rise buildings in appropriate locations.

I am in favour of a redevelopment of the site.

However, I **strongly reject DV 308 in its present form.**

### **Information and consultation process by ESDD and CDS**

Please note the following points

website is difficult to navigate

not everyone has access to a computer or printer

difficult to obtain a hard copy of relevant documents from ESDD

there are material errors in some documents e.g. at p 5 DV308

the time frame for the consultation process, over Christmas and New Year

unlike stakeholders with a commercial interest in the re-development of the site, residents of Braddon Housing Precinct (H13) were not canvassed before report was finalised

These points undermine confidence in the effectiveness and genuineness of the consultation process.

### **I totally reject the new Precinct Code in its entirety**

There is no need to change the zoning to permit a re-development of the site to take place.

It is undesirable to bring the City into the residential area. Therefore I object to the use of any commercial or non residential mixed-use activity on this site.

Buildings of 9 storeys and towers of up to 15 storeys are completely inappropriate. "Portals" on Ainslie Avenue are not needed and would spoil the vistas.

The number and bulkiness of dwellings and the expected high concentration of people per square is much too high. This central feature of the proposal is totally unreasonable and unnecessary.

Traffic, parking, stormwater etc have not been adequately addressed.

A distinct precinct code that would override almost all other controls is not warranted.

It fails to respect existing residents and the existing amenity of surrounding dwellings.

### **I support the following**

RZ4 zoning with set-backs and laddering  
A limit of 6 storeys is preferable

Public housing tenants to be housed throughout the site not in one or two buildings

No more than a total of 1000 people per 5h

Some townhouses throughout the site for families who would also like to live near the city and public transport

Trees and green spaces to be kept and increased

Honest and meaningful consultation with residents – I would be glad to participate

### **Heritage**

I acknowledge, and substantially agree with, the submission of the Reid Residents Association Inc.

I shall not repeat the arguments in that submission. I wish to adopt and support them from my distinctive perspective as a householder in the Braddon Housing Precinct (overlay H13)  
H13 is one of nine Canberra Early Garden City Planned Heritage Precincts.

The Planning Report asserts: “The master plan has taken into account these adjacent heritage resources and does not impact on them.” This bald assertion is not supported by any evidence or explanation. The harmful impact on heritage resources is obvious and irreparable.

The excessive height of the buildings and density of occupancy is incompatible with the heritage restrictions affecting properties in the immediate residential neighbourhood.

I am also very concerned about other adverse effects from such a large development, including overshadowing, loss of privacy, light spill and noise as these contribute to the degrading of heritage values in nearby precincts.

Contrary to the objective of the Territory Plan’s Spatial Plan, the “character and amenity of residential neighbourhoods” will not be retained.

The restrictions on the use of residential properties in H13 will be even more onerous if the DA 308 is passed.

### **Traffic and Parking**

The documents do not indicate that an assessment has been made of the effect of the proposal on traffic flows in Doonkuna Street and neighbouring streets such as Elimatta Street.

Even now this neighbourhood is heavily used for illegal parking by workers and shoppers.  
Parking on heritage listed verges is common.

## **Conclusion**

The site is of great significance. It affects the character of Canberra, both as a National Capital and as a developing city. I fully accept that the site should be used for residential purposes, including a proportion for public housing. The development of the site presents a great opportunity for imaginative, environmentally sustainable and sensitive planning.

The Draft Variation 308 in its present form, however, would be a backward step, creating new social and aesthetic problems and squandering the opportunity.

Imme Hambly

