



Legislative Assembly for the
Australian Capital Territory

Standing Committee on Environment
and Planning

Submission Cover Sheet

Inquiry into DPA-07 - Former Braddon Bowls Club

Submission number: 015

Submitter: Jessica Bramwell

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Re: Inquiry into DPA-07 - Former Braddon Bowls Club

To Whom it May Concern,

I moved to inner north Canberra in 2018 and bought a small apartment in an established block in Reid in 2020. My son attended Ainslie School and now goes Campbell High.

Braddon Tennis Club (BTC) has been a strong connection for me to the area I call home and I want to identify the efforts the club has made to contributing to its community to demonstrate what is at stake if the land next door is rezoned.

In 2017, a local tennis coach, also a ranked player, started his coaching business at BTC. At the time, two of the four courts were unplayable – they were weeds. This coach single-handedly resurrected the courts, he enlisted family, friends, colleagues and unwitting players to refresh the committee and went about rebuilding the club. Nine years on and the club has funded (in part with government grants):

- full releveing and resurfacing of the courts
- the replacement of all court lighting
- the installation of court sprinkler systems to hydrate the clay surface
- Restoration of the perimeter fence
- Renovation of the clubhouse, including internal and external painting, floor refinishing and full kitchenette replacement
- Upgrade of the pergola

The coaching service runs lessons seven days a week for children and adults, from beginners to advanced level players. Links are strong with Ainslie School, with students and staff participation in lessons. The coaching service also hosts a weekly in-house social competition. The club bolsters 6 Canberra Tennis League teams a season, adults and juniors. The courts are preferred by ex-US college players and local tennis league participants as they offer a competition grade surface that is only rivalled by Canberra Tennis Centre (CTC) ('clay' courts at O'Connor and Manuka are ant bed).

CTC is a commercial entity, run for profit, membership is vastly more expensive than BTC. Both centres use Italian clay. I have learn't more than I care to about the care and preparation of clay courts. CTC have a full-time groundsman to look after theirs, BTC court maintenance is done by club members and coaches.

The demographic of BTC is different to other close clubs such as Ainslie and Reid. It doesn't have the established history that those clubs do – despite being around for 100 years, the current membership only enlivened when the courts were renewed. Players are younger and many (including myself) walk from the apartments in the Lonsdale and Cooyong St precincts. Early mornings and evenings are important to this demographic as we have to work our recreation around full-time jobs.

Apart from the company and the exercise, I'm seeking sunlight from the club. I love my apartment, but it doesn't get a huge amount of direct sunlight. There is nothing better than a tennis lesson in the Spring morning sun. I will have less access to that if this rezoning goes

ahead. And in Winter, I will likely have no access to it at all as the courts will be frozen and damaged by play. Closed courts mean no revenue (from hire or coaching, particularly coaching) and **the club will die in the shade.**

It's not an exaggeration. A patch of the back of court 4 has always gotten morning shade till late due to the screening to the neighbouring childcare centre. This section must be avoided till later in the day – it's not safe, it's slippery and footfalls damage the layers of clay.

The draft plan amendment proposes a rezoning to RZ4. Under the proposed Middle Housing Reform, RZ4 allows for a building height of 6 storeys. **At this height, shadowing of the courts will be so significant as to severely impact the survival of the club.**

Locals have put in great efforts to rejuvenate BTC, the development next door should be an asset to the suburb and community, not to the detriment of what is already established.

Kind regards,

Jessica Bramwell

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