

## DV308 Cooyong Street Urban Renewal Area

The main concern in my submission of November 2012 was that the precinct code included in DV 308 allowed the construction of 8, 12 and 15 storey buildings in close proximity to existing 2 and 3 storey residences. There is no justification for the change in density for these zones in Braddon and Reid. No other heritage area in Canberra has been treated in this way. The height and scale of the buildings have hardly been changed in the redevelopment plan of 2013 and remain excessive. A medieval wall of 10 storey buildings lines Cooyong Street culminating in two watch-towers 15 storeys high at the corners of Ainslie Avenue and Cooyong Street. These towers have been labelled 'Landmark' buildings, a misnomer in a city which can boast of such landmarks as Parliament House and the National Library.

The renewal plan states that one of the desired outcomes is to minimise 'adverse impacts on environment and heritage qualities within the precinct and adjacent sites'. Instead, the present residents of Reid and Braddon will suffer from the high population density, from the increased noise and traffic pollution. They will be overlooked by all the buildings, resulting in loss of privacy and loss of light and sunlight. The tower blocks will overshadow the whole of Argyle Square in winter, when there will be no sunlight in the afternoon at all. Glebe Park, with 10 storey buildings to the east and the 'Metropolitan' to the west, will be deprived of sun in the mornings and afternoons.

Kogarah Lane in Reid is far too narrow to accommodate 6 storey buildings even if the buildings are set back 9 metres. There is the possibility of the creation of wind tunnel effects from sections of the high-rise that are substantially higher than the surrounding buildings.

The stated 'desired character' of this redevelopment includes the promotion of privacy and the shielding of the existing residential areas of Reid from noise and wind and loss of light. The construction of 6 storey apartments along this very narrow lane will have the opposite effect. In Braddon, buildings of 3 storeys are planned in Blocks VII and VIII along Currong Street, where the redevelopment interfaces with existing residential areas; however, in Kogarah Lane, where the redevelopment interfaces with residential areas of Reid, Blocks IV and V are to be 6 storeys high. These buildings should be 3 storeys high as they are in Braddon.

According to the plan, the provision of 222 on-street car parking spaces across the area of both Braddon and Reid is considered adequate. Visitor parking, for example for trades people, is already an enormous problem in this area. Parking places in the streets of Reid and parking spaces provided for residents are taken by commuters driving into Civic for

work or for shopping. To avoid paying for parking in the Canberra Centre they will even block residents' access to their garages. An extra 222 spaces will be woefully inadequate.

In this centenary year we have been encouraged to look back at Walter Burley Griffin's ideal of the garden city, a city of grace and beauty, not like any other city in the world. Instead, we are offered prison-like blocks resembling East Berlin in the sixties and seventies. Where are the amenities of green spaces, trees and fountains that make living in a city a delight? Where is the Marion Mahony garden? The redevelopment contains a small area of Urban Open Space provided to protect a registered tree in Braddon but no space in Reid. The existing areas of open space in the Bega Court complex and the children's space on Boolee Street disappear on the plan. Registered trees are retained, but nearly 200 mature shade trees will be destroyed.

The National Capital Plan is required to ensure Canberra and the Territory are planned and developed in accordance with their national significance. The substantial component of high rise buildings and the two towers proposed for Cooyong Street do not meet these requirements: they have no national significance and they destroy the hundred year old Canberra that is our heritage. I expect the response to my concerns will be that 'RZ5 provides opportunities for high density residential development, particularly in areas close to commercial and employment centres'. Civic is certainly a commercial and employment centre but it is also the centre of government, the cultural centre, the transport centre and the centre of hospitality for the ACT. It is the centre of the national capital and should be developed accordingly so that future Australians can be proud of their capital city.

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