



16 April 2012

The Secretary
Standing Committee on Planning, Environment and Territory and Municipal Services
Office of the Legislative Assembly
Canberra, ACT 2600

Re: Draft Variation to the Territory Plan No. 308 – Cooyong Street

We write to express our deep concerns about the revised Draft Variation 308. We are owner-residents in Argyle Square, Reid, which abuts the proposed development. The revised proposal appears to have taken very little account of concerns and objections expressed in the previous round of submissions.

Reid is a **heritage suburb**, not part of the CBD. Any developments should be in keeping with the character of the suburb, not introducing high-rise or mixed residential/commercial properties. The fact that the recent “tent” in Garema Place displaying the City Plan did not include any mention of the proposed Cooyong development proposals, backs our argument that **Reid and Braddon are not part of the CBD.**

The **height and scale** of the development proposed is out of all proportion to the site and surrounds. To place **15 storey buildings** on each corner of Cooyong St and Ainslie Ave. will totally destroy the character of Ainslie Avenue and the vista to Mt Ainslie, quite apart from the resulting overshadowing, lack of privacy, wind tunnel effect and noise inflicted on neighbouring homes. The designs for these two buildings are so pedestrian as to make one ashamed of the ACT city planners and architects; they will certainly be landmarks but for all the wrong reasons.

There is also a **large shortfall in the provision of parking** which will have a serious impact on parking in near-by streets. **Kogarah Lane is a narrow street**, and the fact that the developers say they can't widen the street because some services are underground is laughable when considered against the cost of moving them against the total project cost and the **traffic problems** that will result if the development goes ahead as now planned.

We are not opposed to the long overdue re-development of the ABC flats. However their purpose has been public housing, yet the proposed development will not house the same number of public housing residents. That is ridiculous. Where are they all to go? One of the great benefits of having public housing in this location is the proximity to services for people who might otherwise have difficulty accessing them. By all means include some apartments for sale to the general public, but they should be intermingled with the publicly owned units and the **prime aim should not be profit.**

Let's not turn Canberra into a concrete jungle. Infill is a good aim, if not carried to extremes. Not everyone wants to live in an apartment, and a mix of dwellings should be retained, especially in historic areas. If built as now planned, these huge buildings will be the slums of the future.

Just this week, plans have been released for a fast train connecting Sydney, Canberra and Melbourne, with plans for a train line under Mt Ainslie and a station at the CBD end of Ainslie Avenue. It may not be a reality for many years but this is now another factor for the Assembly to consider. Should they be approving such huge residential buildings on a site that may well be needed for important infrastructure in the future?

We plead with the Legislative Assembly to look very closely at these plans and DV308. Consider them in the context of your knowledge of what most Canberra residents like about their city, the historic value and attractions of the older suburbs, the trees and gardens, and resist the urge to make money in the short term at the cost of long-term benefits.

Yours faithfully,

(For Dr DW & Mrs AJ Sloper)