

Mrs Maree Oddy

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19 April 2013

The Standing Committee on Planning Environment Territory and Municipal Services.

Draft Variation to the Territory Plan No 308: Cooyong Street Urban Renewal Area (Braddon section 52 and 57 and Reid Section 7 – change of zoning.

I have made a prior submission to the original Development Proposal and give notice that I wish to appear before the Committee.

I am the original nominator for Heritage Registration of St Patrick's Braddon and was born in Canberra. My family home was at Ainslie and my family were Canberra Pioneers

The changes to the Development Proposal make little impact on my opinion in regard to this development proposal. I note the revised proposal fails to note St Patrick's current Heritage Registration and therefore the amended proposal previously exhibited, taking that into account.

It is also noted the information in regard to the usage of St Patrick's Church which underestimates the usage of the church, falsely provided by the Consultants Purdon and Associates, continues to be provided even though this mistake has formally been acknowledged.

This development proposal which includes Section 57 is fundamentally flawed. There is evidence (refer to Scoping Document Neil Savery) to demonstrate that at the time this proposal was commenced, there was no formal consent to proceed from lessees of Section 57 Blocks 1 & 4. I refer to a letter from Archbishop Mark Coleridge, Catholic Archbishop of Canberra and Goulburn to David Collett of Department of Housing and Community Services.

It is to be noted that Archbishop Mark Coleridge is one of the Trustees of The Catholic Archdiocese of Canberra and Goulburn, the lessees of Section 57 Block 7 Braddon. Section 57 Blocks 1 and 4 are held by other Catholic organisations of which Archbishop Coleridge has no legal right to represent or act on their behalf. I will provide further information when I appear before the committee in regard to the circumstances known to me.

As the nominator of St Patrick's Braddon for Heritage Registration, which has been assessed and granted on two occasions, I believe the development proposal will impact greatly on St Patrick's and the surrounding heritage areas and places, of Braddon and Reid.

Section 57 is currently being used for church and community purposes of three separate entities of the Catholic Church. All three blocks should remain for that purpose, with St Patrick's Heritage Registration being protected if any future redevelopment occurs on these leases.

As stated in my previous submission, I have no objection to the redevelopment of the ABC Flats but believe serious consideration should be given to refurbishment of the Allawah and Bega Flats now

that the proposition of a Very Fast Train terminating and leaving Ainslie Avenue has been publically announced.

Regardless of where the proposed towers are to be situated, the scale of large tower blocks is inconsistent with the immediate areas and totally demeaning to the current heritage areas of Braddon and Reid.

I believe this development proposal could be deemed to breach the ACT Heritage Act in that the proposal devalues the heritage area and leads to the potential to damage the heritage buildings trees and roads other objects and street scape.

The amenity of this heritage and community areas will be compromised by this development proposal. The height and shadowing is unacceptable and will create “the Great Wall of Cooyong “rather than a leafy vista to Mount Ainslie. Parking spaces will be lost.

The public housing culture of ABC flats will be lost in the City area as this proposal only proposes 10% for Public Housing. There are many public housing tenants who gain economic and social and community benefit from living on the fringe of the city centre.

Buildings have been demolished on Section 57 Block 7 prior to building of Favier House in 1991 and excavation of the site may disturb Asbestos which is now covered by bitumen and a building.

Section 57 Block 1 has a disused oil storage tank located partially underground since 1955.

I have been advised that there is believed to be limestone deposits throughout this development area and extending right through to Turner. It is to be noted that in the 1950’s the North Canberra Returned Services Leagues Club building of 2 stories collapsed during construction on the corner of Mort Street City. As the cause at the time was unknown the building was constructed as a single level building and moved further down the block.

The RSL later sold this block for redevelopment and build on an adjacent block. The new development on the original site The Saraton Building had to be demolished and the site completely excavated and reinforced before a new building could be completed.

Combined with the recent excavation cave in on construction site of University building on corner of Barry Drive and Marcus Clark Street, the fire and explosion underground at Centre Cinema Building and the reported leaking of petrol from the adjacent Downtown Service Station many years ago. The possibility of limestone needs to be investigated before major disturbance of these sites takes place.

With the most recent announcement other Federal Government the Very Fast Train Proposal , the nomination of Ainslie Avenue as the preferred Canberra City station and associated multistorey interchange and multistorey car park extending to take up most of the Allawah and Currong Flats site, one must question the entire integrity of this proposal.

I look forward to appearing before the Committee to further expand on my comments.

By email

Maree Oddy