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Subject: Re: DV308 - Submissions  
Date: Friday, 19 April 2013 11:10:35 AM

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## DV308 - Cooyong Street Re-development- Change of Zoning

### Submission to the ACT Standing Committee on Planning

19 April 2013

Submitted by Claire Bickmore at this email address, [REDACTED]

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#### **1 Summary of Objections**

I thank you for the opportunity to comment on revised DV308 (Feb 2013). I have a property in Argyle Square, and I would like to live there in the near future but I am most unhappy to realise that the ACT Govt is bent on ruining my new home. I understand that the ABC flat need redevelopment and I can understand why. It is an excellent place for people with fewer resources on which to live. It is close to transport and shops and they can be a mobile as everyone else. Move those people away and they lose easy access to all the facilities of the City. Please think again before:

- putting up multi-storey apartments,
- quadrupling the population and
- Giving the bush capital traffic headaches that will become nightmares for all Canberrans!
- And now the railway Station on Cooyong Street for the Very Fast Train!!!

Please attend to the chorus of disapproval about the proposed re-development of Reid (Section 7) and Braddon (Sections 52 & 57).

#### **2 Impacts and Reasons for Objections**

Ignorance of the limitations of the small, narrow site.

Denigration of a heritage listed suburb (Is it the Government that initially approves of heritage listing??)

Demonstration of the Government's Dictatorship of the citizens of ACT  
Infill – NO - result is transformation into overpopulation and excessive traffic and bankrupt small businesses  
Commercial development – Right next to Canberra Centre!!!!!!!!!!!!!!  
Damage to current householders in Government's haste to make a fast buck.  
Government, you are attacking your rate-payers and tax payers. We pay you. You ought to serve our needs, your electors, rate-payers and tax payers.

## **2.1 Unacceptable drivers of**

**rezoning.**

**(a)**

**redefining the City into Reid**

- Why ??
- I can understand merging ANU into the city precincts, but it is not a suburb
- Why merge a heritage listed suburb into the City??

### **(b) Infill strategy does not mean height**

- Infill has numerous meanings. Already the ABC Flats are in situ – they could do with an upgrade. Newer ideas can be incorporated, just as older houses are upgraded with inventive and modern facilities EG Solar Power
- Blocking sunlight and ruining other properties is unacceptable.
- Tower blocks in Civic – aka vertical slums.
- Think Paris and modest heights and liveable apartments and retention of real estate values

### **(c) Profit maximisation regardless of damage to others**

- Already there are many apartments within or on the edge of Civic
- Increased population brings its own set of problems.
- Current ABC Flat house people who need access to transport and shops (Allawah can come down – I've been in the lifts there and I recall hoping that I would get out alive)
- Increase in private cars to the area where parking is already minimal
- Removal of trees in the area is unacceptable. The remaining trees are likely to have growth affected by the development (I thought ACT Government had legislation to stop removal of trees, but seems that only applies to the citizens, not the Government).
- Consider the heritage factor of Reid, or is this a plan to devalue property, buy us out at minimal amounts and then have us apply for Government Housing.
- Plan to get the residents to leave so that the whole suburb can be turned into apartments?

**Others**

## **2.2 Reducing height, scale, density & improving aesthetics**

I am not a town planner; I am a citizen and have looked at these 15 storey apartments in Dickson. I do not want these next to my property and cutting out my sunlight.

## **2.3 Devastating impacts on heritage-listed Reid**

Why list a suburb as heritage, and make rules about what can and cannot be done?

Then change the rules and allow yourselves, the Government, to build these monstrosities

