

From: [REDACTED]
To: [Committees](#)
Subject: Draft Variation to the Territory Plan No308 Cooyong Street Urban Renewal Area
Date: Thursday, 18 April 2013 3:10:27 PM

Submission to Draft Variation to the Territory Plan No 308
Cooyong Street Urban Renewal Area

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1. The architectural shortcomings in the proposed Draft variation for the Cooyong Street Urban Renewal.
2. The deprivation of sunlight to the buildings in the area due to height of proposed buildings.
3. The inadequacy of parking for section 7 Reid.

1. The continued failure of the relationship between the draft variation proposal of 15 story buildings and the juncture of the 2-4 story buildings (fronting Ainslie Av and Kogarah Lane) to accord with the conventions of good architecture. It has been suggested that the same consideration that has been planned for the gradual change from 3 story buildings along Currong St to the taller buildings in Cooyong St be applied. The National Capital should be setting the standard for sympathetic architectural articulation between old and new buildings.

2. The complete failure to address the problem of the solar deprivation of 15 story buildings on the surrounding areas, particularly Argyle sq. Note diagrams of projected shadow fall during the period leading up to the winter solstice. In Canberra's winter this is a serious loss and will mean increased electricity for heating for those in the shadow and limitation of natural drying of washing.

3. The plan to have one way traffic in Kogarah lane is a welcome development.

With the planned increase in accommodation in the Kogarah L. area to be 550 beds it seems unlikely that parking will be adequate. Already parking in Argyle Sq. is so congested that residents have to pay a fee for permission to park along Ainslie Av. This is a small fee compared with the parking in the Parking Stations in the Canberra Centre which has been proposed for future residents in Kogarah L.

There has been a suggestion that residents will park their cars there at night made under the mistaken idea that the sole use of the car in Canberra is to go to work. People in the bush Capital want cars for going to the skifields, orienteering, visiting family, picnics etc. It is generally agreed that a car is necessary in Canberra.

Mary R McKenzie 18/04/2013