

**From:** [REDACTED]  
**To:** [Committees](#)  
**Subject:** DV308 Draft Variation Section 7 Reid  
**Date:** Friday, 19 April 2013 3:28:19 PM

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I would like to lodge a submission regarding the Draft Variation to DV308, particularly Section 7, Reid.

The proposed tower height on the corners of Kooyong Street, Ainslie Avenue and Koogarah Lane of 15 floors is too high.

Reid has a strong heritage link to the beginnings of Canberra, it is an established suburb of Canberra, it is **not** the city.

I am concerned that this development will set a precedent for other developments along the Reid side Ainslie Avenue up to Limestone Avenue.

The towers height will have a dramatic effect on the surrounding streetscapes and lead to visual pollution. Shadows cast by a 15 floor bulding in winter will be long and affect many residents.

A height of 10 floors is more appropriate, as this would have a lower impact on the Reid Heritage Area.

Residents of the Argyle Court adjacent to Kogarah Lane will have their privacy decreased by the adjusted height of the development along Kogarah Lane. The current height of Bega Court is an appropriate height and any new development should not be any taller.

Encroachment of the city into Reid is also an issue, as traffic volumes have increased over the past year in Reid.

Parking for the development has also not been properly addressed. The development, as it stands now, has insufficient parking allocation. This will cause residents who live in the future development to find alternative parking in the surrounding area. Putting pressures on parking and traffic density.

Thank you for the opportunity to respond.

Regards,  
Jac Kotek

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