



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

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Submission Cover Sheet

Draft Variation 345 - Mawson Group Centre: Zone changes
and amendments to the Mawson Precinct map and code

Submission Number: 026 - Whyte

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From: Brendan Whyte
To: [LA Committee - PUR](#)
Subject: Mawson planning changes submission
Date: Friday, 27 July 2018 7:18:06 PM

I wish to make a submission on the proposed planning changes at Mawson – DV345

Until I received a flyer in my letter box from the Woden Valley community council, I was unaware of the proposed changes. Why were they not mailed out to all residents in Mawson and neighbouring suburbs (Swinger Hill, Farrer, Torrens, Pearce & Chifley)? It is impossible to participate in the democratic process if the govt does not inform us of what is going on. I get a glossy newsletter every so often, but it simply spruiks the government, and does not detail what changes are proposed (or how to propose my own).

I am particularly concerned by the proposal to rezone the current open space along the east side of the Athlon Drive canal from open space to high density (does this mean high rise?) residential. We have enough high density and high rise residences already, without creating more that will overshadow and overlook the open parkland, add more traffic to the streets, and in this case, will chip away at the existing open spaces. Any 'demand' for them is simply because they are cheaper than real houses: the underlying problem is housing affordability. Let's have a maximum of one residence allowed to be owned by a person/couple to prevent the creation of a tow-class system of landlords and tenants, and rent ceilings set at levels that are affordable by those on average incomes and below.

With many of our schools and sports facilities being fenced off in recent years preventing the public from using them, we also need *more* open space that is accessible to all, not less. We have lost part of the mini golf course for a high-rise complex and yet another carpark despite being in easy walking distance of the bus interchange: more open space destroyed.

Within Mawson shops, it seems the proposal is for highrise buildings too, just as is being proposed for Curtin. Suburban shopping centres should be low rise with 2 storeys maximum: shops below and offices/specialists above (as at present).

There is no need for higher buildings. Higher buildings also create shadows over the open spaces, making them cold in winter and reducing growth in plants and trees. Mawson shops needs more greenery/trees/plantings, and less concrete. It certainly doesn't need taller buildings or more of them.

Please scrap the RZ5 zonings next to the Athlon Drive canal, to protect the open space, and plant more trees on it. Please also keep the Mawson shops at the same height, but do them up so the centre looks good and gets more sunlight, and has more shopfronts and fewer ugly shopbacks. It looks so rundown at present, but that's no reason to build highrise instead: rather better maintenance is required.

Brendan Whyte

