

DV308 – Cooyong Street Re-development – Change of Zoning

Submission to the ACT Standing Committee on Planning

19 April 2013

Submitted by Peter Strang, [REDACTED]
[REDACTED]

Ms Veronica Strkalj

Secretary

Standing Committee on Planning, Environment and Territory and Municipal Services

Office of the ACT Legislative Assembly

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Dear Ms Strkalj,

Thank you for the opportunity to comment on the revised DV308 (Feb 2013). Like many residents, I would like to see re-development of this area, with a moderate increase in density, but not at the expense of the amenity of existing residents.

I urge you to consider a development of lower density, with primarily Residential zoning (95%) to enhance this site, satisfy the needs of local residents, and still provide a fair and balanced return to the Community Services Directorate (CSD).

I believe that the changes made in response to the public consultation process (outlined at pages 6 to 8 of the Directorate's consultation report) have not been adequately addressed. My major concerns are:

1. General

- The long and very high mass of tower blocks (*the Great Wall of Canberra*) is out of all proportion to the low rise and 3 to 4 storeys of Reid
- 'Enhancing residential amenity with *some* intensification of dwellings' should be the key driver of the project, not 'maximising revenue'.

2. Zoning

- Commercial Mixed Use (CZ5) rezoning on this scale is inappropriate for Reid Section 7. Zoning should be primarily Residential, with only 5% allocated to shops, commercial tenancies, or restaurants. Height should be restricted to 4-6 storeys.

3. Height, scale and density of the proposed development

- The proposed 15-storey towers are completely out of character with this area. Other aspects of the development are too high and will create problems of overlooking, shadowing, wind tunnels, noise etc.
- Heights should be reduced from 10 to 15 storeys, to a more human scale of 4 to 6 storeys (plus basement parking). Too much is being crammed into this site, in particular, the tiny Reid section.

4. Heritage considerations

- The heritage-listed, single-storey suburb of Reid would be degraded by the spill-over effects of a wall of tower blocks on the edge of the suburb.

5. Impact on the amenity and character of the surrounding area

- The current proposal ignores the limitations of the small, narrow site in Section 7, Reid.
- Significant adverse impacts on current residential amenity for adjacent Argyle Square (3 storeys) and single-storey Reid, such as visual impact, overlooking, loss of privacy, and heritage degradation can only be addressed by reducing the height, scale, and density of the project.
- The Report on Consultation does not defend or explain how existing residential amenity is supported by the re-development.

6. Traffic and parking issues

- Kogarah Lane, Reid is too narrow to carry the proposed traffic volumes.
- Traffic studies have not adequately considered the impact on the local street network.
- Congestion will be caused by increased waste collection services
- There is still insufficient visitor/customer parking provided – people will park in local streets, rather than in the Canberra Centre.

7. City/residential boundaries

- It is not appropriate to extend the boundary of Civic into the predominantly residential areas of Braddon and Reid. There are many sites in Civic and the industrial area of Braddon that could be redeveloped. In these areas the height/density characteristics of this proposed development would be more acceptable.

8. Loss of trees

- Far too many significant trees would be removed if this development was built.

- In particular, the mature trees on Cooyong Street should be retained instead of being cut down for the cycleway. The Conservator of Fauna & Flora should be asked to work with TAMSD to design the cycleway such that the trees may be retained.

Summary:

I recommend a primarily Residential zoning with 4-6 storeys (with no more than 5% commercial units), and with basement car parking.

Once again, thank you for the opportunity to outline our concerns. I am willing to appear before the Committee in support of this submission.