

DEPARTMENT OF HOUSING & COMMUNITY SERVICES

SECTION 52 & 57 BRADDON,

SECTION 7 REID



**DRAFT CONSULTATION REPORT**

JUNE 2010

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## 1 Introduction

### 1.1 Purpose

This report summarises consultations conducted by the ACT Department of Disabilities, Housing and Community Services (DHCS) during April-June 2010, regarding a planning study and possible redevelopment of Section 52 and 57 Braddon and Section 7 Reid for high density residential and mixed use development.

The purpose of the consultations was to provide information to existing tenants, local residents and the wider community about the project and to seek feedback on the information presented.

Outcomes from the consultation process have been used to inform and influence the preferred outcome of the proposed development.

### 1.2 Background

The land in Braddon is currently occupied by Currong Apartments, Allawah Court and buildings owned by the Catholic Church. The land in Reid is currently occupied by Bega Court.

*Figure 1-1: Central Canberra Context*

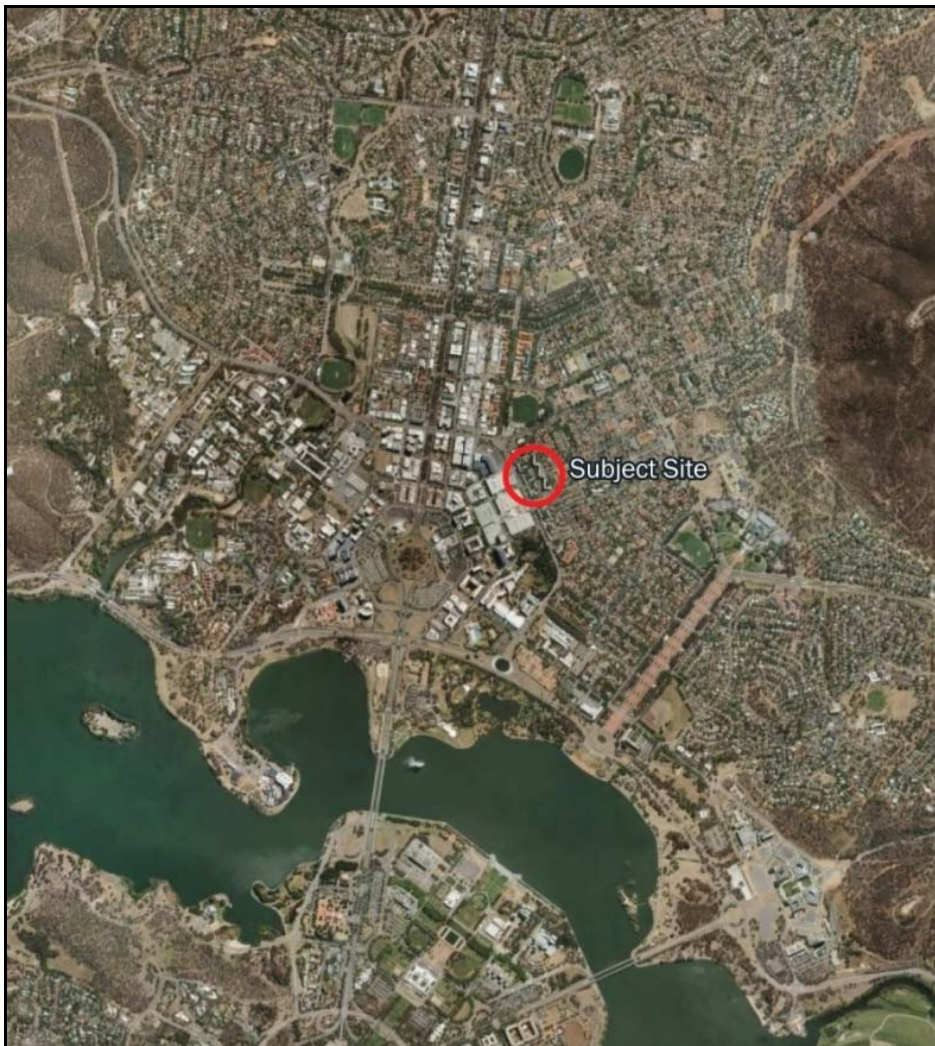


Figure 1-2: Canberra City Context



The planning study and possible redevelopment is in response to the ACT Government's initiative to prepare a draft Master Plan and develop a Territory Plan variation for the land so that a decision can be made on whether to go ahead with the development.

The planning study began in March 2010 and is the first step towards determining whether the redevelopment will go ahead in the future.

The information sessions were held to ensure that the views of as many people as possible are considered and taken into account in determining the future of the site.

## 2 Methodology

Consultations conducted by DHCS to date have included a range of techniques including:

- Letterbox drop to all residents and businesses in the area (Refer attachment A).
- Letterbox drop to all Tenants currently residing at the Allawah Court, Bega Court or Currong Apartments (Refer attachment B).
- Meetings will relevant stakeholders and interested parties.
- Advertisements were placed on the ACT Government Community Notice Board (refer attachment C) as well as the Community Engagement website (refer attachment D).

The display material provided at each information session included information on the background of the project and incorporated indicative plans and possible land use options for the proposed site. The plans for the indicative future stages included elevations, perspectives and plans.

Figure 2-1: Indicative Master Plan – Heights and Areas



### 2.1 Tenant Information Sessions

The tenant information sessions were held at the Boomerang Room in Currong Apartments on Saturday the 10<sup>th</sup> between 2.30 and 4.00pm and Monday the 13<sup>th</sup> between 7.00 and 8.30pm. A total of sixteen (16) tenants attended, most of which were long standing government tenants who had recently moved from Currong Flats to Allawah Court.

### 2.2 Community Information Sessions

An initial round of community information sessions were held between 4.30pm – 6.00pm at Gorman House on Monday the 19<sup>th</sup> and Tuesday the 20<sup>th</sup> of April and were attended by representatives from DHCS and Purdon Associates.

A total of thirty-five people (35) registered their attendance at the consultation but it is estimated that approximately 100-120 people attended over the two sessions. The consultant team was available to discuss the details of the proposal and many attendees took advantage of this opportunity.

As participants were leaving they were asked to complete a feedback sheet seeking their views on the planning study and possible redevelopment (refer attachment E). A total of 35 completed forms were returned. Initial impressions, concerns and benefits expressed by the community are outlined below.

A follow-up community information session was held on Tuesday 1<sup>st</sup> and Thursday 3<sup>rd</sup> of June, from 6:30-8:00pm, at Olim's Hotel in Braddon.

Information presented by DHCS and Purdon Associates at these sessions included revised indicative plans and possible land use options for the proposed site, as well as information on the feedback received from the previous tenant, community and stakeholder information sessions. The plans for the indicative future stages included elevations, perspectives and plans.

*Figure 2-2: Revised Indicative Master Plan – Heights and Areas*



Approximately 50 members of the community attended the combined sessions including one member of the Legislative Assembly. Participants were given a feedback sheet seeking their views on the planning study and possible redevelopment. A total of 12 completed forms were returned. In addition participants were encouraged to complete two separate heritage value surveys on heritage nominations for St Patricks Church and Allawah/Bega Court. A total of 5 survey forms were received.

### 2.3 Other Stakeholders

Relevant stakeholder information sessions were held during the months of April and May 2010. Their purpose was to brief the relevant parties on the planning study and possible redevelopment of Section 52 and 57 Braddon and Section 7 Reid.

Information was provided on:

- The background of the project – consistent with the public housing asset management strategy, including previous attempts to sell the site.
- Issues confronting public housing and the maintenance of the public housing portfolio in the ACT.
- Issues associated with the proposed development, including building heights, heritage, traffic, trees, retention of public housing, staging, sustainability, high quality design, economic impact and the yield/density of the proposed development.

## 2.4 DHCS Website

## 2.5 Media

Following the tenant and community information display session there was extensive coverage of the planning study and possible redevelopment of Section 52 and 57 Braddon and Section 7 Reid in The Canberra Times and on ABC Local Radio.

The Canberra Times ran a front page story on Sunday 11<sup>th</sup> of April as well as an editorial piece and a follow up story on Monday 12<sup>th</sup> of April. (Refer attachment F)



### 3 Tenant Comments

The following comments were raised by several tenants at each display:

- Overall there was general support for the redevelopment proposal provided that the Department of Housing and Community Services undertakes to provide suitable alternative accommodation for the tenants.
- Most tenants indicated a preference to stay on-site because they enjoyed living in central city location.
- There were concerns expressed about noise, dust, and the inconvenience associated with the demolition and construction work.
- Most tenants indicated that relocation to the northern end of the site would be acceptable.
- There was one suggestion to consider bridging Cooyong Street for pedestrian safety and several tenants commented on the value of winter sunlight in their apartments, suggesting that this should be incorporated into the proposed development.
- There was no opposition to the concept of mixing government tenants and other residents' onsite by any of the tenants.



## 4 Community Comments

### 4.1 First Round Community Consultation

Comments from the local community and other stakeholder groups were registered during the displays and presentations, as well as during meetings, via survey forms and on-line submissions. These comments and issues are summarised below (Section 4.2).

Notes of consultations with other stakeholders are summarised in Section 5. Responses to community and stakeholder comments are summarised in Section 6.

Overall, much of the feedback received over the two information sessions was positive with the majority of people keen to see something done with this site. Most consider this area dangerous and unappealing and have supported the Government for taking action.

There were several negative comments made over the two information sessions covering a wide range of community concerns. These included solar orientation, building height, heritage constraints, trees, safety, traffic, and access. By far the greatest concern raised was the number of community housing tenants that will need relocation because of the possible development as well as the number of community housing spaces that will be provided in the final scheme.

Many community members expressed their concern for a need for change in the current scheme presented at the community information sessions. There were many suggestions made by the community about how the proposed scheme could be amended.

### 4.2 Issues

Comments of various aspects of the planning study and possible redevelopment proposal are summarised below.

#### 4.2.1 Built Form

- Excellent idea – long overdue – the taller the buildings the better. Australian cities should consist of more high density, reasonably spacious apartments as possible to reduce traffic and invigorate civic.
- There are too many sunless apartments and very minimal sunny green space.
- Solar access and orientation for all units is a major concern.
- Please don't rely on just local architects, this design needs to age well, please look at successful models in Europe for ideas.
- A contrast in architecture rather than pseudo 1920s would be wonderful with max two storey buildings fronting Currong Street.
- Why aren't all of the buildings north facing? There should be more solar orientation.
- Ten storeys are too high. Reduced open spaces between buildings. Sustainability principles need to be followed – even at the cost of fewer apartments.
- Good, BUT – there should be maximum of 10-20% one bedroom apartments. Two – three bedroom apartments are much more efficient to increase resident numbers in the city centre.

- There needs to be an increase in 2-3 bedroom units for professional couples, retired couples, share students, small families etc. This will improve community spirit.
- Potential for high quality, environmentally friendly, sustainable design.
- Environmental sustainability including solar passive design, water recycling etc should be included.
- There should be a maximum of 10-20% one bedroom apartments. Two – three bedroom apartments are much more efficient to increase resident numbers in the city centre.
- Building will be too high, too close to surrounding streets, and will create too much shadowing.
- Concerned at the height and that the height is close to Cooyong/Ainslie Ave.
- Don't see anything very visionary - same old "Blah".
- Ensuring a sustainable design solution is made is of a major concern.
- Problems with development setbacks, solar orientation, and a need to reduce proposed building heights.
- Essential to minimise one bedroom units in order to achieve long term stability.
- How many storeys are going to be allowed? No more than 6 would be ideal.
- I would not like to see buildings on the North side of Cooyong Street above tree height – we will lose the European feel to the city.
- Proposed Cooyong Street buildings should be no higher than the Glebe Park Residences.
- The proposal looks very bland and square, is not very innovative and not very sustainable.
- There is a need to angle buildings more effectively if possible to take advantage of the sun.

#### **4.2.2 Proposed Site Uses**

- There is an obvious need for urban renewal in this area and this development will allow more people to live closer to town.
- High rise building on Cooyong Street is not a good idea. Already too many people live in the city.
- It would be cheaper and more efficient to re-develop the entire site in Reid rather than retain some buildings that are not currently heritage listed.
- Higher density living in the town centre, near major transportation hubs and essential services is a real positive.
- Onsite day care should be provided for residents and workers.
- Good to see high density residential facilities in the city centre.

- I want the city to look attractive and have enough residents to drive a more efficient public transport system.
- The area is currently under-utilised in a prime location. We need to encourage better high density living in the area.
- Community gardens and vegetable plots should be provided for the residents – they are not provided in this scheme.
- Hope that the commercial spaces will include big supermarkets like Woolworths or K-mart (24 hour trading market).
- Do not retain Bega Flats. There is no valid reason, economic or architecture to retain these completely appalling structures.
- The new development should have a Woolworths or Coles.

#### **4.2.3 Community**

- I can see it would remove the “ghetto” mentality of the flats.
- A greater sense of value in both the built form and the experience of residents is an asset to the community.
- Good to have a local consultation and include the community and existing public housing tenants in the decision making process.
- The development will hopefully prevent certain unsafe people and actions from occurring in this area.
- The planning study seems to be consulting widely which is important to take into account a wide range of needs and wants within the community.
- We would create a vibrant proud forward looking community if we used this opportunity properly.

#### **4.2.4 Economy**

- This proposal will create construction jobs and will be good for Canberra’s economy.
- More professional workers will be attracted to Canberra due to its convenience.

#### **4.2.5 Amenity**

- The removal of “ghettos” where the police need to attend regularly and therefore a decrease in the high crime rate associated with the high concentration of lower socio-economic residents.
- The feel of the neighbourhood and perceived safety is likely to improve.
- Good to see something being done with the public housing sites in Cooyong Street and Ainslie Avenue – they are currently a poor use of the land and are very run down.
- Good to see some forward movement with the removal of “less than inspiring” 1960s architecture.

- A forward thinking, progressive design incorporating high design standards, and high environmental standards.
- A city centre must be an attractive place to be in order to attract more people to the area and also encourage foreign development.
- A sound attempt at remediating an underperforming area of inappropriate housing.
- Canberra needs a great development like this to happen for a modern face lift. Hopefully this goes ahead and the other end of Ainslie Avenue will also follow suit.
- Civic badly needs a face lift – rejuvenating civic and bringing more life and interest to the ACT is a definite benefit.
- Good opportunity to develop a sustainable and high class development in the city.
- I am keen for redevelopment to occur as long as the design is of a high standard and it is well thought out.
- I am hopeful that the redevelopment would enhance the historical housing precinct directly opposite. I would like to see as many trees as possible kept.
- I think it is a positive development as the existing buildings are derelict and the area is in desperate need for redevelopment.
- Improved look, feel and access.
- Improving the amenities and optics of the area – better lighting and public areas.

#### **4.2.6 Heritage**

- Heritage listed residences do not coexist with high rise development on its door step.
- Consideration for heritage cottages across the road in Currong Street should be important.
- Heritage buildings including St. Patricks Church should be retained.
- Make sure the interface to residential heritage area is respected – this must not be an argument for further creeping development.
- It would be good, as much as possible to retain the historical aspects of the area including the church, trees and the neighbourhood character.

#### **4.2.7 Catholic Church**

- I do not agree with the relocation of St. Patricks Church.
- The church facilities add character to the area and provide community benefits of a local church.
- The current Catholic Archbishop has to my knowledge never attended St Patricks Church which is now well patronised by a cross section of Canberra residents – long term locals, students and tourists.
- They Catholic Archbishop appears to have been the only Catholic consulted. I have attended St Patricks since 1936, first as a church school and now as a parishioner.

#### **4.2.8 Access, Traffic and Parking**

- Critical to have public thoroughfares – to enable public access through from Braddon and Reid for residents and others.
- Ensure adequate parking for residents and students.
- I am concerned this will lead to more parking problems in the city especially if there is a reduction in requirements.
- I have concerns with the traffic and parking proposals.
- In reality there is a need for additional levels of basement car parking.
- Pedestrian access routes across proposed roads are of a major concern.
- Traffic flow through proposed streets is a major concern to me.
- Will there be enough residents and visitor parking on site?
- There should be pedestrian friendly access to Civic.
- There should be better public transport options for this area.

#### **4.2.9 Timing**

- Concern for the transition process.

#### **4.2.10 Public Housing**

- Better living arrangements for public housing tenants.
- Good to see the housing needs of locals as well as welfare housing requirements being considered.
- I support the development proposal so long as it is offered as mainly private housing. If it is to be kept for a large proportion of public housing I do not support it (more than 10%).
- Redevelopment should proceed to provide high quality housing which should contain some public housing units scattered throughout the development – NOT all in one area which would perpetuate the “ghettos” currently existing.
- Very impressed, the public housing is an eye sore and is becoming a ghetto. I am pleased with the design and the idea to keep 10% public housing.
- The development should contain some public housing units scattered throughout the development – NOT all in one area which would perpetuate the “ghettos” currently existing.
- How many housing tenants are currently living there now? How many would the proposed development accommodate? What percentage of potential housing would be retained for public housing?
- Good to see better quality services for public housing.

- Mixed Housing is a positive step.
- This is a great opportunity to make public housing more liveable, attractive and sustainable.
- Concerned about what happens to the current residents of the flats.
- Existing public housing numbers should be maintained.
- I am a little concerned about the 10% of units available for public housing and would like to see this increased to 15% due to the access to nearby amenities.
- I am worried about the welfare of the current residents of the flats. There is currently a housing crisis in Canberra and waiting lists for both Government and student housing are long. The current proposal to include 10% or around 100 government housing units provides for less than half the current number of residents. This seems unacceptable.
- I know that with previous handovers of the Currong flats that the residents were not effectively relocated and I would hate to see that again. Relocation for these people isn't simple as they are often dealing with health issues and they do need to have easy access to services.
- I think it is important to integrate public and private housing.
- My major concerns are what percentage of new apartments will be Public Housing and which will be open to the general public – the lower the Public Housing component the better.
- Replacement of current residents in the Allowah Flats. With the current housing crisis I can't see how residents will be fairly relocated.
- The amount of public housing offered is a major concern.
- The site currently houses those with low incomes and students. These people need to be accommodated in suitable accommodation.
- Why are so many public housing tenants leaving? There should be more public housing tenants.
- When meeting with the residents – I am sure that the residents this would most affect would not have attended – therefore the response that they are happy to move may not have been accurate.
- Where will people be relocated to? Most rental properties are rented within minutes of listing.
- All the public housing tenants should not be located in the same block to avoid creating a "ghetto". The cost to the public of policing potential criminal activity would be higher than multiple body corporate fees and considerations.

#### **4.2.11 Landscape Character**

- How will you retain the existing trees?
- There is not enough attention towards green spaces.

#### **4.2.12 Miscellaneous**

- This concept should go out to a competition of the various elements of design.
- I am concerned that this is a develop/planners grab for land at the expense of public housing tenants and at the expense of good quality design.
- I think it is an absolutely great idea! The buildings are getting towards the end of their lives and look trashy. Canberra needs an economic lift in this area. This will also reduce the crime rate in the area as these run-down complexes attract certain types of individuals. I feel unsafe walking past these complexes.
- I am concerned that the students currently housed in Currong may not have affordable housing.
- It is unlikely that our views will be taken into account – seemed like a done deal. There appears to be a lack of input from public housing advocates.

#### **4.3 Second Round Community Consultation**

Overall, much of the feedback received over the two information sessions, as part of round two consultations, was positive with the majority of people keen to see the proposed project to go ahead. However, there were still some concerns, regarding the revised concept plans, including: solar orientation, building height, heritage constraints, trees, safety, traffic, and access. The main concern raised was the proposed revised building heights across the site. Many community members expressed their concern for a need for change in the revised scheme to avoid problems of overlooking into adjacent properties, retain distant views and avoid the city centre spreading out into the adjacent suburban area.

#### **4.4 Issues**

Comments of various aspects of the revised planning study and possible redevelopment proposal are summarised below.

##### **4.4.1 Built Form**

- The aesthetic quality of the proposed development and its impact on the surrounding area is seen as a concern.
- Some of the buildings are too high – previous concerns were raised about the height of the buildings and it appears the solution was to raise the building heights.
- Which stakeholders/organisations are encouraging higher buildings?
- Was there any support from the community that the building heights should be raised?
- How did you calculate the 33% building footprint – this number does not seem realistic?
- Is there a target population for the site area that is driving building density and height?
- Are any of the multi-storey buildings immediately adjacent to suburban areas, historical areas or single storey residential dwellings?
- Agree with the sustainability measures and the stepping up of buildings from suburb (Currong Street) to city. However, do not like the idea of the invasion of privacy due to tall buildings adjacent to residential in Braddon.

- Impact the tall buildings will have on privacy, Canberra's skyline and the overall ambience of the city/suburban area is seen as a major concern.
- This proposal is sending a clear message that: "The North side doesn't matter!"
- It is not sustainable to continue developing multi-storey at tree height.
- Medium density is a reasonable expectation of a city centre, high density is not.
- Just because other areas are adopting high rise living doesn't mean Canberra should.
- When you decided to retain the trees you compensated by increasing the building height to maintain density/yield.
- The people scale needs to be considered.
- 3D modeling of the project would be beneficial to understand the potential impacts and visualization.
- Building height – how does the proposed development compare to the building heights of the Canberra Centre, residential buildings on Northbourne Avenue, and commercial buildings in the city?
- What is the proposed unit mix – 1 bed, studio, 2 bed, and 3 bed?
- One bedroom/studio not favoured as a majority.
- Shading of Ainslie Avenue and other areas surrounding the site is a major concern – cold, damp, and loss of solar access.
- Concerned about the possible wind tunnel effect.
- Orientation of buildings to enable good solar access to surrounding streets, adjacent dwellings, bus stops and public open space.
- There is a definite need for additional 24 hour grocery stores in this area. Does the proposed development including another large grocery shopping centre?
- If an additional grocery store was included in the proposed development will the existing grocery stores be able to cope with the additional competition?

#### **4.4.2 Proposed Site Uses**

- What is amenity? Can we really define amenity for everyone?
- Regardless of the building height the development could still include multi uses i.e. restaurants, cafes, corner store, community facilities, and places of worship.
- Given the amount of history that the Catholic Church holds have you thought about including a Catholic Church at ground floor level in the building at Donaldson/Cooyong.
- The residents were promised a more vibrant city area when the Canberra Centre was developed (as a sweetener) which did not happen – is this the same case with this development?
- The rest of Civic turns its back on the site and it is bound by a very busy road; how will the proposed commercial facility work at ground floor level?

- The area is currently not very pedestrian friendly – surely any new development couldn't make it worse.
- If the southern end of the site (Bega/Catholic Church) is not retained what will be proposed for this area?
- Facilities for children – will there be playgrounds provided to encourage a mix of tenants?
- Proposed Catholic Church at southern end of site – there are other religions and needs within this area. Why only allow for the Catholic Church?
- What is happening to the Bega Flats? Will you be keeping the buildings and refurbishing them?
- Community Facilities – what kind of facility could we see on the site? Child care centre/meeting place/neighbourhood hall.

#### **4.4.3 Heritage**

- You have not listened to comments – if you go ahead with this design it will impact the heritage suburban areas significantly. It appears you are replicating City West in the heritage areas of Ainslie, Braddon and Reid.
- Griffin's Plan – tree lined boulevards with small scale buildings (European) at tree height. Paris buildings are 6-8 storeys. Human Scale.
- St. Patricks Church should be heritage listed (single voice at meeting).
- There should be a gradual slope of development from Mt. Ainslie towards the city as per Griffin's Plan.
- What would be the implications if St. Patricks was to be heritage listed?

#### **4.4.4 Parking**

- You need to be realistic about parking – just because people live in the city doesn't mean they will work in the city. People will continue to own cars; whether they drive them 5Km per year or 5,000Km per year is irrelevant.
- Parking requirements should be limited in order to encourage the use of more sustainable transport modes i.e. cycling, walking, public transport.
- Discouraging car use and encouraging public transport and sustainable transport modes – will there be parking provided for most of the apartments on site (secure)?
- Canberra Centre overflow parking – will you expect people to pay \$2 an hour for parking?

#### **4.4.5 The Catholic Church**

- Parishioners have not been notified by the church. Members of the church do not know about this plan. How much of this is driven by revenue? This is a land grab.
- How far have negotiations gone with the Catholic Church?

#### **4.4.6 Timing:**

- What is the proposed time frame for the development?

**4.4.7 Public Housing**

- 'Pepper and Salt' – will all the public housing tenants be scattered throughout the development or isolated on the site?
- Public housing should have highest priority.
- Have you received agreement from the public housing tenants because they have been promised new and better facilities elsewhere?
- Does using green energy mean that electricity prices will rise for public housing tenants?
- Friendships can be affected by breaking up communities of housing tenants.
- Will the existing tenants fit into the proposed 10% allocated in the new development?
- Will there be an increase in rent for the public housing tenants?
- Where will the public housing tenants be moved to while the development is underway?

**4.4.8 Miscellaneous:**

- Could profits from the development be put back into the community? I.e. heritage, irrigation of ovals/verges, grey water recycling.
- Fire Hazard is a concern – will the buildings be equipped with adequate fire protection?
- Hazardous Materials Assessment – asbestos? Will the demolition affect local residents? As well as removal of materials from site.

## 5 Stakeholder Comments

Overall, much of the feedback received over the series of stakeholder meetings throughout April-June were positive with the majority of interested parties keen to see the proposed project to go ahead.

### 5.1 Australian National University

A meeting was held on Monday the 10<sup>th</sup> of May at the Australian National University (ANU). The meeting was attended by one representative of the Department of Housing and Community Services and one representative of the University.

Following the briefing, the representative from ANU indicated:

- ANU was aware of the proposed redevelopment.
- Currong Apartments was not factored into ANU's plans for student accommodation.
- Further student accommodation would be provided in City West for ANU students.

### 5.2 Chamber of Commerce

A meeting was held on Thursday the 13<sup>th</sup> of May at Nature Conservation House. The meeting was attended by two representatives of the Department of Housing and Community Services and one representative of the Chamber of Commerce.

Following the briefing, the representative from the Chamber of Commerce indicated:

- The proposal was supported.
- The development would be good for businesses/property owners in Civic.

### 5.3 Canberra Institute of Technology

A meeting was held on Wednesday the 12<sup>th</sup> of May at the Canberra Institute of Technology (CIT), Bruce Campus. The meeting was attended by one representative of the Department of Housing and Community Services and one representative of the Canberra Institute of Technology.

Following the briefing, the representative from CIT indicated:

- CIT does provide some accommodation at the Bruce campus, Macquarie and as part of the Monterey Apartments.
- It also operates a home-stay program.
- It relied on local and inter-state students to find their own accommodation.
- Preference is for accommodation close to study, transport etc.
- CIT does have a plan to build on Reid Campus – this includes accommodation.

Subsequently advice was received that CIT had commissioned a report into its accommodation options. Currong Apartments were not seen as a long term option for CIT.

#### **5.4 Property Council Planning Committee**

A meeting was held on Thursday the 20<sup>th</sup> of May at Mallesons Stephen Jaques. The meeting was attended by two representatives of the Department of Housing and Community Services and several members of the Property Council Planning Committee.

Following the briefing, the representatives of the Property Council Planning Committee indicated:

- Support for the proposal.
- The development would provide a range of benefits for property owners in Civic.
- The Committee was willing to provide assistance as required.

#### **5.5 Canberra Centre/Queensland Investment Corporation**

A meeting was held on Monday the 19<sup>th</sup> of April at the CBD Limited Offices, Civic. The meeting was attended by two representatives of the Department of Housing and Community Services and two representatives from the Queensland Investment Corporation (QIC).

Following the briefing, the representatives from QIC indicated:

- The proposal was supported
- The development would be good for businesses and property owners in Civic and the Canberra Centre
- QIC is prepared to mount a display of the proposal in the Canberra Centre.
- A presentation to the CBD Limited board of directors was encouraged.

#### **5.6 CBD Limited**

A meeting was held on Friday the 30<sup>th</sup> of April at the CBD Limited Offices in Civic. The meeting was attended by two representatives of the Department of Housing and Community Services and one representative from CBD Limited.

Following the briefing, the representative from CBD Limited indicated:

- The proposal was supported
- The development would be good for businesses and property owners in Civic
- CBD Limited issues a newsletter and would be willing to include an article on the planning study and proposed redevelopment
- A presentation to the CBD Limited board of directors was welcomed.

A second meeting was held on Wednesday the 12<sup>th</sup> of May at the CIT Bruce Campus. The meeting was attended by two representatives of the Department of Housing and Community Services and one representative from CBD Limited.

Following the second briefing, the representative from CBD Limited indicated:

- The proposal was supported

- The development would be good for businesses/property owners in Civic and the Canberra Centre.
- A presentation to the Board of Canberra CBD Limited would be good and an insert in their quarterly newsletter would be appropriate.

Following these briefings a presentation to the CBD Limited Board was conducted on the 18<sup>th</sup> of May, 2010 and a draft article was provided to Canberra CBD Limited.

### **5.7 Anglicare**

A meeting was held on Tuesday the 4<sup>th</sup> of May at Jamison House. The meeting was attended by two representatives of the Department of Housing and Community Services and two representatives from Anglicare.

Following the briefing, the representatives from Anglicare indicated:

- The proposal seems very good
- It would be attractive for people with disabilities due to its close proximity to the city centre
- Retaining 10% of dwellings for public housing is high – anything higher would be difficult
- Active support arrangements should be provided for the public housing tenants who currently live on the site – Anglicare would like to offer their support by playing a role in this.

### **5.8 Pedal Power ACT**

A meeting was held on Friday the 7<sup>th</sup> of May, at the Nature Conservation House in Belconnen. A representative from the Department of Housing and Community Services briefed a representative of Pedal Power ACT.

Following the briefing, the representative from Pedal Power indicated that Pedal Power supports the broad principles of the redevelopment, specifically:

- The project will offer about 2500 people the opportunity to live within an easy walking or cycling distance of all the services of the city centre, including employment, shopping, recreation and bus transport. This is a step towards a more sustainable transport future, and a more people-friendly urban environment. It offers an alternative to the almost obligatory car-dependent lifestyle available throughout most of Canberra. It is important to offer those who choose not to drive, or cannot drive, such an alternative.
- Carving up the single large block facing Ballumbir Street into 6 smaller blocks using a grid of minor streets and laneways will improve connectivity at the walking and cycling scale, especially between Civic and the residential areas of Braddon.
- The proposal to incorporate commercial development in mixed-use buildings along the Ballumbir Street frontage will encourage human-scale street activity and amenity on a road that has a prominent impact on the urban character of Civic because of its location and visibility. The present character of Ballumbir Street is unpleasant at the human scale, being devoted entirely to maximising the efficient flow of motor transport with little regard for streetscape or other users.
- Giving people the choice of a non-car based lifestyle should allow them the cost benefits of not having to pay for parking cars. The construction cost of providing underground

basement car parking in high density residential developments in Canberra accounts for a very significant proportion of the retail price of apartments, and together with the ongoing running costs of lighting and ventilation equipment, this has negative implications for housing affordability. Given the convenient location, residents seeking a non-car lifestyle will undoubtedly be attracted to this development, and so a good case could be made to reduce the mandatory amount of car parking that planning rules would normally require. The cost savings would further encourage adoption of non-car lifestyles and alternative modes of transport such as cycling and walking, thereby helping achieve the government's sustainable transport objectives.

The main issue raised was in regards to Ballumbir Street and the opportunity the redevelopment presents to improve the street for cycling:

- Ballumbir Street is the main east-west road link across Civic from Barry Drive to Constitution Avenue and Parkes Way. It has been constructed to maximise space for motor vehicles and is nevertheless choked with traffic beyond its capacity at peak times. There is no viable alternative route onto which traffic could be redirected, and so it would seem highly improbable that on-road cycle lanes could be constructed in the foreseeable future as this would involve closing motor vehicle lanes – a proposition likely to be intensely unpopular and therefore politically unachievable.
- Yet the Ballumbir Street route is also the obvious east-west route for people riding bikes from the Turner / O'Connor area and the soon-to-be-constructed Barry Drive on-road cycle lanes to the Reid CIT and Constitution Avenue which will be a focus of intensive development in the coming years, and employment centres further east like Russell. At the moment Ballumbir Street is a highly unpleasant riding environment on-road during peak times, enough to discourage all but the most committed road riders, and the footpaths are virtually impassable for bicycles, being very narrow and heavily obstructed. There is no capacity whatsoever to widen the road within the existing road reserve in order to improve the cycling experience.
- Redevelopment of the ABC flats site appears to offer the only opportunity to improve Ballumbir Street as a cycling route, fill in a missing link in the cycling network, and also to improve the experience for pedestrians, so it is important to get it right now with the long-term needs of the city in mind – particularly the *Sustainable Transport Plan* objectives.
- The concept plan indicates that mixed-use buildings with commercial spaces at ground floor level are being considered for at least one of the four blocks fronting Ballumbir Street, with residential apartments above. This approach would allow the creation of an active, people-friendly street frontage that would also provide an attractive and safe thoroughfare for people to cycle or walk along. The large population of the development itself is likely to support some cafes, convenience stores etc. and locating these and other businesses along a wide paved 'boulevard' for cycling and walking beside Ballumbir Street will help soften its traffic-ridden character.
- A rough estimate of the pavement width required is 10 to 15 metres, allowing for shop awnings and display stands, café outdoor seating, adequate space for pedestrian and bicycle movement, and safe separation between walkers and bike riders – perhaps achieved through delineation of a dedicated cycling path on the pavement.
- Of the three blocks located in Braddon, the concept plan shows the middle building – which is likely to house ground floor commercial spaces - indented off Ballumbir Street with a car park in front of it. This conflicts with the idea of creating a lively, human-scaled, cycling and

walking thoroughfare as described above. It will interrupt any sense of continuous (hopefully attractive) street character, prevent the development of a 'shopping street' environment that might be desirable on a major street in the city centre, and introduce conflict with motor vehicles entering and leaving the car park from Ballumbir Street.

- The domination of motor vehicles of this streetscape will only be reinforced by placing car parks on the street frontage and worsen an already uninviting environment for cycling or walking. The proposed car park added to the existing 6 lanes of traffic will see a total width of asphalt about 50 metres wide turned over entirely to motor vehicles, reducing the amenity of walkers and bike riders who must pass through it and producing an unattractive urban character. Since Ballumbir Street is already lined with multi-storey carparks on one side, it is vital to improving the streetscape that no further carparks be added on the other side. In any case, using land on a part of the site that has the highest development potential (in terms of allowable building height) for surface car parking, would appear to be folly.
- Setting all the buildings back a consistent 10 to 15 metres from Ballumbir Street and removing any surface car parking to the rear of the site would produce a much better result, allowing a continuous people-friendly street frontage to be developed. The model for mixed use buildings and streetscape adopted in the Braddon master plan for Lonsdale and Mort streets (except with a much wider pavement) would be a good one to use here.
- A safe and inviting east-west thoroughfare for bike riding and walking, with an attractive urban design outcome for Ballumbir Street, can be achieved as part of the proposed redevelopment if these objectives are given sufficient attention in the detailed design phases.

## 6 DHCS Response

The following actions have been taken by DHCS and the project team in response to comments made during the initial community and tenant information sessions.

- A review of the buildings nominated for Heritage listing including Allawah Court, Bega Court and St Patricks Church.
- An ESD consultant was engaged to provide advice on sustainability initiatives.
- A review of traffic and parking impacts on local streets.
- A tree assessment and landscape plan was undertaken.
- A review of demand for community services within the local area was undertaken.
- A noise survey and hazardous materials assessment was undertaken.
- A review of the site density and building footprint was undertaken.

As a result of these additional actions the following changes were made to the original indicative design and land use proposal:

- A revised concept plan was submitted for comment including higher building elements along Cooyong Street.
- A higher level of environmental design outcomes in buildings.
- The building footprint was reduced to 33% of the total site area.
- While some building heights increased the number of units provided remained very similar.
- A high quality ground level landscape outcome was achieved.
- The opportunity to retain more high quality trees was achieved.
- An improved sustainability response was achieved.
- A response to heritage values on the site and surrounding area was achieved.
- Initial studies found that the existing street system would be able to accommodate the expected traffic volumes.
- The retention of south Bega Court as a heritage precinct.
- Further heritage research and preparation of a submission to the Heritage Council.
- A commitment to retain the Community facility land.

Table 1: DHCS Response to Community and Stakeholder Comments

Issue	Response
<b>Community support for redevelopment of the area</b>	Agree – planning work is being progressed
<b>Improve urban design outcome</b>	Agree – refer to revised design plans
<b>Retain public housing</b>	Agree – retain proposed 10% of total new units
<b>Heritage of St Patrick’s church, Allawah Court &amp; Bega Court</b>	Historical research into St Patrick’s Church, Allawah Court and Bega Court is underway, as well as a heritage assessment. Commitment to retain existing buildings at the south eastern part of site has been made
<b>Building height</b>	Some taller buildings have been included in the revised plan; however the unit density across the site has remained very similar
<b>Roads and intersection capacity</b>	There is a traffic impact study currently under review – initial assessment suggests adequate capacity exists for the new development
<b>Parking Impacts on local streets</b>	Initial studies suggest there is adequate capacity for parking in public streets. There is also support for the use of the Canberra Centre parking structures
<b>Trees</b>	An increased percentage of high quality trees will be retained and a high quality landscape treatment to public realm and private open spaces has been included
<b>Environmental Design</b>	Green initiatives will be mandated in design conditions for land release

## **7 Conclusion**

## Attachment A Community Information Session Flyer



## Community Information Sessions

### Potential redevelopment of land in Braddon and Reid

(Sections 52 and 57 Braddon and Sections 7 Reid)

The Department of Disability Housing and Community Services (DHCS) would like to invite interested members of the community to an information session on a planning study into the possible redevelopment of land in Braddon and Reid.

The land in Braddon is currently occupied by Currong Apartments, Allawah Court and buildings owned by the Catholic Church. The land in Reid is currently occupied by Bega Court. A map showing the area is attached.

The planning study is in response to the ACT Government's initiative to prepare a draft Master plan and develop a Territory Plan variation for the land so that a decision can be made on whether to go ahead with the development.

The planning study began in March 2010 and is the first step towards determining whether the redevelopment will go ahead in the future.

The purpose of the information session is to make sure that the views of as many people as possible are considered and taken into account in determining the future of the site. Two community information sessions are planned for:

**4:30 pm to 6pm Monday 19 April 2010**  
**The Bogong Theatre, Gorman House, Ainslie Avenue, Braddon**

**4:30pm to 6pm Tuesday 20 April 2010**  
**The Bogong Theatre, Gorman House, Ainslie Avenue, Braddon**

Representatives from DHCS and the consultants will be available to talk to people at these sessions.

Further details will be available in the Community Noticeboard in The Canberra Times and on the website: [www.communityengagement.act.gov.au](http://www.communityengagement.act.gov.au).


If you would like more information about the planning study or the potential redevelopment proposal please contact 6207 8170 or email [peter.johns@act.gov.au](mailto:peter.johns@act.gov.au).



[www.dhcs.act.gov.au](http://www.dhcs.act.gov.au)

Attachment B Tenant Information Session Flyer

## Attachment C The Canberra Times – Advertisement



**dhcs | ACT**  
department of disability,  
housing & community services

## Study into development of Sections 52 and 57 Braddon and Section 7 Reid Information session

The Department of Disability Housing and Community Services (DHCS) and the Catholic Church is exploring the possibility of developing Sections 52 and 57 Braddon and Section 7 Reid. DHCS would welcome ideas and feedback from members of the Braddon and Reid community, including local business owners and residents, in the early stages of this proposal.

**Information session**  
Representatives of DHCS and the consultants will be available to talk with local community members and business owners at a preliminary consultation session.


**Date:** Monday 19 April 2010  
**Time:** 4:30pm to 6:00pm  
**Where:** The Boogong Theatre, Gorman House, Ainslie Avenue

**Date:** Thursday 20 April 2010  
**Time:** 4:30pm to 6:00pm  
**Where:** The Boogong Theatre, Gorman House, Ainslie Avenue

Further details of this session and further consultation sessions will be available on ~~this website~~ on Monday 12 April 2010 and on the Community Noticeboard in the Canberra Times on Saturday 17 April 2010.

For more information about this proposal please email [community.central@act.gov.au](mailto:community.central@act.gov.au) or phone 6207 8170.

[www.dhcs.act.gov.au](http://www.dhcs.act.gov.au)



## Attachment D Community Notice Board Advertisement



# COMMUN*i*TY NOT*i*CEBOARD

10.04.10
Keeping Canberra in the know.



**INVITATIONS TO COMMENT**

### Planning study into potential redevelopment of Sections 52 and 57 Braddon and Section 7 Reid

**Public information sessions**

The Department of Disability Housing and Community Services (DHCS) would like to invite interested members of the community to an information session on a planning study into the potential redevelopment of land in Braddon and Reid.

The land in Braddon is currently occupied by Currong Apartments, Allawah Court and buildings owned by the Catholic Church. The land in Reid is currently occupied by Bega Court.

The planning study is in response to the ACT Government's initiative to prepare a draft Master Plan and develop a Territory Plan variation for the land so that a decision can be made on whether to proceed with the development.

The planning study which commenced in March 2010, is the first step towards determining whether the redevelopment will go ahead in the future.

Representatives of DHCS and the consultants will be available to talk with local community members and business owners at a preliminary consultation session.

**When: Monday 19 April 2010 (4.30pm – 6.00pm)**  
**Where:** The Bogong Theatre, Gorman House, Ainslie Avenue, Braddon  
**When: Tuesday 20 April 2010 (4.30pm – 6.00pm)**  
**Where:** The Bogong Theatre, Gorman House, Ainslie Avenue, Braddon

Further details and further consultation sessions will be available at [www.communityengagement.com.au](http://www.communityengagement.com.au) and [www.dhcs.act.gov.au](http://www.dhcs.act.gov.au) on Monday 12 April 2010 and in the Community Noticeboard on Saturday 17 April 2010.

For more information about this proposal please email [community.central@act.gov.au](mailto:community.central@act.gov.au) or phone 6207 8170.

### Cabinet in the Community in Woden/Weston Creek

You're invited to meet ACT Government Ministers as part of Cabinet in the Community next Saturday. This is a great opportunity to hear about community initiatives in Woden Valley and Weston Creek and to speak with Ministers over morning tea.

**When: Saturday 17 April (10.30am - 12.00pm)**  
**Where:** Centre for Teaching and Learning (main hall), 51 Fremantle Drive, Stirling, ACT

For more information phone Canberra Connect on 13 22 81 or email [GovtSupport@act.gov.au](mailto:GovtSupport@act.gov.au)

### Responsibility of cat owners

Cat owners are reminded that domestic cats are a threat to native wildlife. An ACT study reveals domestic cats are responsible for killing a total of 67 different species of birds and animals.

You can reduce the risk to native wildlife by keeping your cat indoors, particularly between sunset and sunrise, and by putting a bell on your cat's collar to provide a warning to other animals. If you are living in a cat curfew area – Bonner, Forde, Mulligan's Flat and Gorooyaroo – your cat must be confined to your property at all times.

For further information visit [www.tams.act.gov.au](http://www.tams.act.gov.au) or contact Canberra Connect on 13 22 81.

### Poisoning of foxes outside the perimeter of the Mulligans Flat Woodland Sanctuary

The ACT Government will be commencing poisoning of foxes outside the perimeter of the Mulligans Flat Woodland Sanctuary; but within the Mulligans Flat and Gorooyaroo Nature Reserves from **Wednesday 14 April 2010**. The purpose of the poisoning is to prevent the potential re-invasion of feral predators to the Sanctuary, to facilitate the survival of native fauna and the re-introduction of locally extinct species.

Poisoning will be conducted under licence (permit number: Per8639) using the

## Attachment E Community Engagement Website

## Planning study into potential redevelopment of Sections 52 and 57 Braddon and Section 7 Reid

### PUBLIC INFORMATION SESSIONS

The Department of Disability Housing and Community Services (DHCS) would like to invite interested members of the community to an information session on a planning study into the potential redevelopment of land in Braddon and Reid.

The land in Braddon is currently occupied by Currong Apartments, Allawah Court and buildings owned by the Catholic Church. The land in Reid is currently occupied by Bega Court.

The planning study is in response to the ACT Government's initiative to prepare a draft Master plan and develop a Territory Plan variation for the land so that a decision can be made on whether to proceed with the development.

The planning study which commenced in March 2010, is the first step towards determining whether the redevelopment will go ahead in the future.

Representatives of DHCS and the consultants will be available to talk with local community members and business owners at the following sessions.

When: Monday 19 April 2010 (4.30pm - 6.00pm)

Where: The Bogong Theatre, Gorman House, Ainslie Avenue, Braddon

When: Tuesday 20 April 2010 (4.30pm - 6.00pm)

Where: The Bogong Theatre, Gorman House, Ainslie Avenue, Braddon

Further details of this and further consultation sessions will be available at [www.communityengagement.act.gov.au](http://www.communityengagement.act.gov.au) and [www.dhcs.act.gov.au](http://www.dhcs.act.gov.au) on Monday 12 April 2010 and on the Community Noticeboard in the Canberra Times on Saturday 17 April 2010.

#### Details

**Opening Date:** 10/04/2010

**Closing Date:** 10/05/2010

**Topic:** Land, Planning and Building

**Department:** Department of Disability, Housing and Community Services

**Status:** Open

Attachment F Community Information Session – Feedback Sheet

# DHCS Section 52 & 57 Braddon, Section 7 Reid Public Information Display HAVE YOUR SAY

Having reviewed the material presented at the information display, we would like to know your thoughts on the planning study and possible redevelopment of the sites shown at the display.

Your views are valued and will be taken into account in the further stages of the planning study.

**1. Where are you from?**

Braddon Resident  Reid Resident  City Trader  Braddon Trader  Other

**2. What are your initial impressions of the planning study and possible redevelopment?**

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.....  
.....

**3. Do you have any major concerns about the planning study and possible redevelopment?**

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.....  
.....

**4. What do you see are the benefits of the planning study and possible redevelopment?**

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**5. Any further comments?**

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.....

**WOULD YOU LIKE TO BE KEPT INFORMED ABOUT PROGRESS WITH THE PLANNING STUDY AND POSSIBLE REDEVELOPMENT?**  
If yes, please provide contact details below and we will send you details.

.....  
.....

**THANK YOU FOR YOUR ASSISTANCE**

Attachment G Canberra Times Newspaper Articles



**Department of Housing and  
Community Services**  
GPO Box 158  
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dhcs@act.gov.au  
General Enquires: 133427



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