



## Plan variation to allow redevelopment of land in Braddon and Reid

### Draft variation 308 – Cooyong Street Urban Renewal Precinct

The Environment and Sustainable Development Directorate (ESDD) is seeking public comment about changes to the Territory Plan to support redevelopment of land in Braddon and Reid that has been used for public housing accommodation and various church uses.

Draft variation 308 has been prepared after consideration of a planning report, prepared by Community Services Directorate, which supports the redevelopment of land held by the Commissioner for Social Housing and various church organisations.

The proposed redevelopment of the site would result in 1,160 apartments with an anticipated population of 2,300 people. The site currently houses approximately 550 people in 440 one and two bedroom apartments.

The proposal is consistent with the strategic direction for planning for the ACT.

The draft variation has not been given interim effect, so the current zones and planning controls in the Territory Plan will continue to apply to development proposals at the site for the time being.

Below is a summary of the proposed changes DV308 would make to the Territory Plan. More information on the reasons for the changes can be found in the draft variation available at [environment.act.gov.au/cooyong](http://environment.act.gov.au/cooyong)

### Change to land use zones

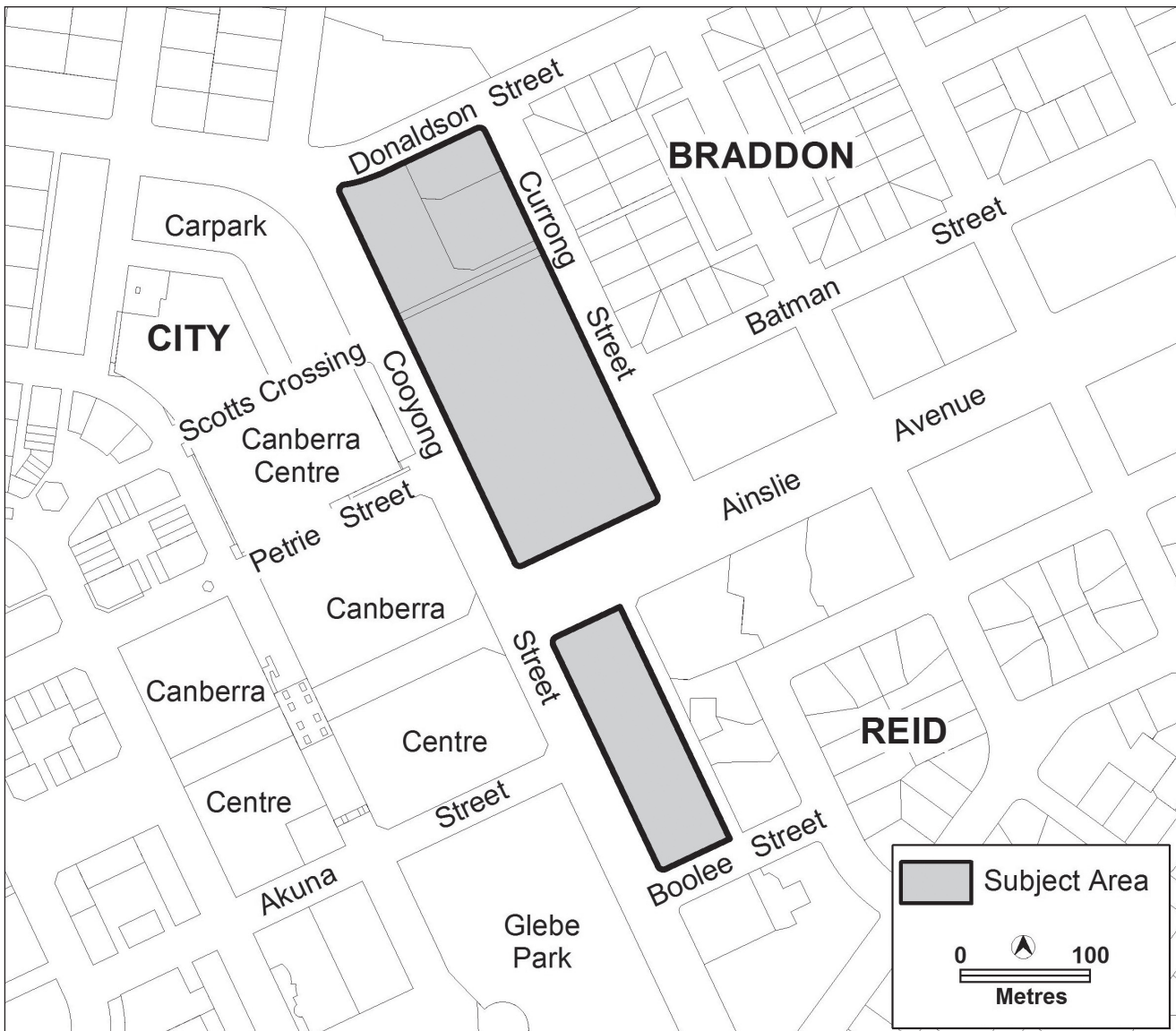
The existing zones (RZ4 medium density residential and CFZ community facility zone) will be changed to a blend of zones including RZ5 high density residential, commercial CZ5 mixed use and parks and recreation PRZ1 urban open space zone. Land fronting Cooyong Street is to have mixed use (CZ5) zone to allow more uses including convenience retailing office and community facilities. Residential zoning (RZ5) is to be retained on land fronting Currong Street in Braddon to maintain separation between proposed commercial and community uses and the surrounding low scale residential area.

### Precinct Code

The draft variation proposes to introduce a precinct code, which will guide future development at the site. Its main features include:

- The subdivision pattern, which extends city streets through the site, is designed to improve connections for pedestrians and cyclists from the site to surrounding areas.
- Car parking and site access provisions, which support the subdivision pattern, provide limited on-street parking for community and commercial activities along Cooyong Street and minimise the impact on surrounding roads of entries to onsite parking facilities.





- Public realm development and setback to Cooyong Street provisions, which identify the location of landscaped open space and maintain the current setback distance of buildings along the Street.
- Restrictions on use, which are designed to limit the scale of retail and commercial activities on the site while providing convenience services to complement community facilities and services on Cooyong Street.
- Buildings on the site fronting Cooyong Street will generally be up to 9 storeys, except at the corner of Cooyong Street and Ainslie Avenue where buildings up to 15 storeys tall will be allowed at the location shown in the precinct code. Residential buildings fronting existing houses on Currong Street will be lower (3 storeys).
- The remaining planning controls provide for rooftop gardens as common open space in taller building, support active frontages along Cooyong Street and ensure buildings achieve high quality environmental design outcomes.

## How to comment

Written comments from the public are invited on the draft variation by COB **Monday 20 February 2012**.

Comments should include reference to draft variation 308, your name and contact details, and be addressed to Territory Plan Review and Implementation Section.

Comments can be:

- emailed to [terrplan@act.gov.au](mailto:terrplan@act.gov.au)
- posted to ESDD, GPO Box 1908, Canberra ACT 2601
- delivered to ESDD's customer service centre at 16 Challis Street, Dickson ACT

Comments will be made available for public inspection at the ESDD shopfront in Dickson and via the ESDD website. More information is provided in the draft variation, which is accessible at [environment.act.gov.au/cooyong](http://environment.act.gov.au/cooyong)