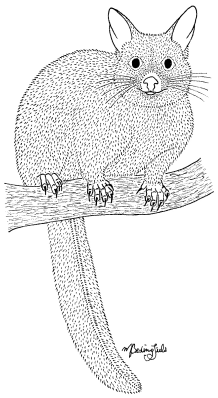
Inappropriate and massive apartment development planned for Kent Street

Master Plan clearly needed for development adjoining Red Hill Nature Reserve

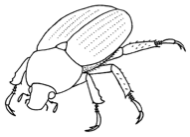
Development company, Hindmarsh, has sought comment on a multi storey development of up to 550 residences on a 2.5 hectare site on Kent Street, next to the Red Hill Nature Reserve. This development is inappropriate owing to its adverse impact on the Nature Reserve and on Kent Street traffic. It will present a significant hazard to residents because of its proximity to old toxic, unstable and permeable rubbish tips.

The future of this site is best considered through a transparent Government Master Plan for Red Hill Nature Reserve and adjoining areas, and through proper community consultation, not at the whim of a developer.



Environment

Hindmarsh claim that the vegetation on the site mainly consists of exotic grasses and is in a 'highly modified' state. In fact, much of the vegetation present is critically endangered Yellow Box – Blakely's Red Gum Woodland. It is an integral part of woodland within the adjoining nationally significant Red Hill Nature Reserve. The development is likely to require significant changes to adjoining areas of the Nature Reserve for bushfire mitigation. The planned area of development reaches into an area that most people would assume was part of the Reserve.



Toxic, Unstable, Permeable Rubbish Tips next door

The land adjoins and is down slope from two old rubbish tips. We don't know exactly what was dumped at the tip or where, but it appears they were used for commercial, household, industrial and building waste. Waste included asbestos, heavy metals and highly carcinogenic PCBs. During their operation, tip fires were common, while even 15 years after tip closure sub-surface smouldering occurred.

> "For up to 15 years, PCBs (polychlorinated biphenyls) spilled from motors running the furnaces at the mint. The spilt PCBs, capacitors and cloths were taken to the former Deakin tip…" *Canberra Times 8 Sep 1991*

> "It is now known that the Mint had used the area to discard chromium waste…"*Canberra Times 5 March 1992*

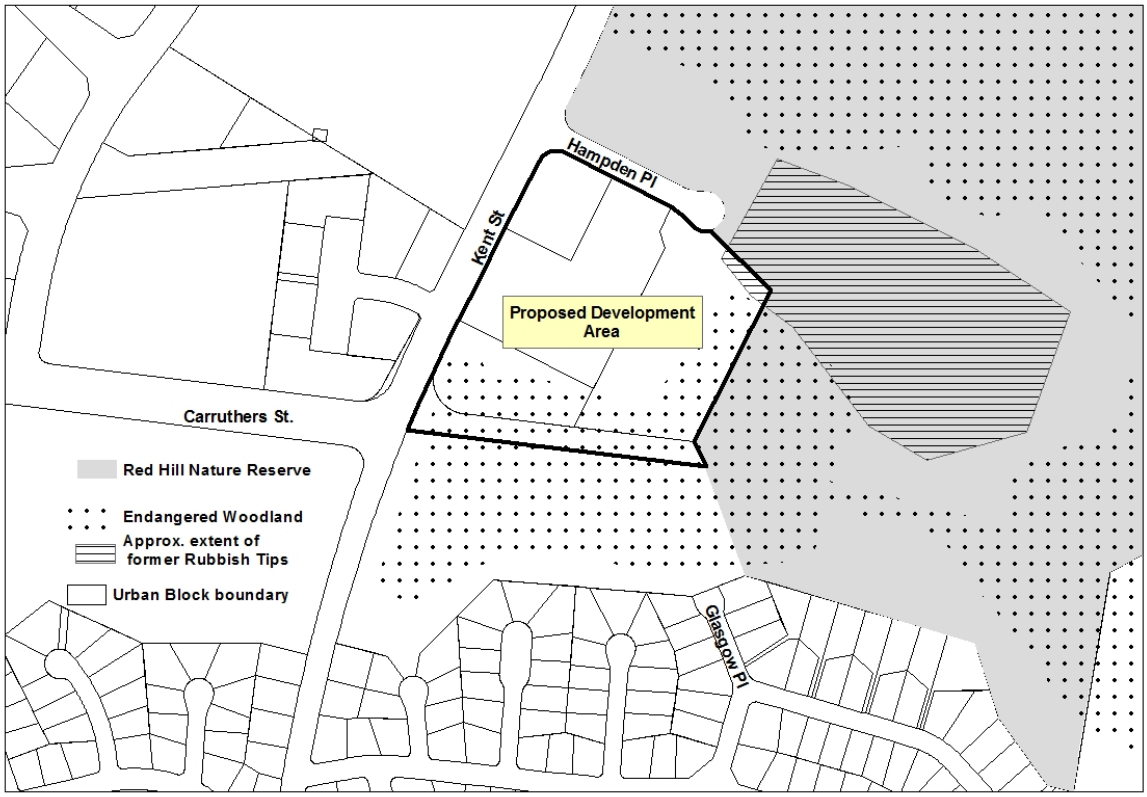
It seems reckless to even contemplate placing residents close to, and possibly in contact with contaminated legacy waste sites.

Traffic

Kent Street traffic is very congested each morning peak. It has been ranked as one of Canberra's worst roads for traffic accidents. The traffic flow has increased markedly since the construction of the Equinox Centre to the north of this site. There are already extensive delays for traffic exiting Birdwood Street, Hughes onto Kent Street, not only during the morning peak. This proposal will significantly worsen the traffic and safety problems along this congested road.

The proposed development is close to the Alfred Deakin High School. Large numbers of students walk to and from school or cross Kent Street to catch buses or be met by car. Adding more cars to this area, especially where the exit impacts on the school foot traffic will increase the risk of accidents.

Location Map



WHAT CAN YOU DO

- Write letters to the *Canberra Times* and ask questions on talkback radio
- Send emails/letters to the Environment and Planning Directorate, GPO Box 158, Canberra City ACT 2601 (epsddcomms@act.gov.au) - stating the unsuitability of the site for residential development and that decisions regarding use of the site should be guided by a Master Plan.
- Email your concerns, calling for the need for a Master Plan for areas adjoining Red Hill Reserve to Planning Minister Mick Gentleman - gentleman@act.gov.au
- Email your local members Bec Cody (cody@parliament.act.gov.au), Jeremy Hanson (hanson@parliament.act.gov.au), Giulia Jones (jones@parliament.act.gov.au), Caroline LeCouteur (lecouteur@parliament.act.gov.au) and Chris Steel (steel@parliament.act.gov.au).
- Check the latest information on the Red Hill Regenerators website at www.redhillregenerators.org.au

Red Hill Regenerators are a ParkCare group of over 120 local residents who over the last thirty years have spent tens of thousands of hours restoring Red Hill's woodland and wildlife.

Red Hill Regenerators www.redhillregenerators.org.au
info@redhillregenerators.org.au