



Legislative Assembly for the
Australian Capital Territory

Standing Committee on Environment
and Planning

Submission Cover Sheet

Inquiry into DPA-07 - Former Braddon Bowls Club

Submission number: 023

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Inquiry into Draft Plan Amendment 07 (DPA-07)

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Thank you for the opportunity to provide a submission to the Inquiry into Draft Plan Amendment 07 (DPA-07).

I am a parent at Ainslie school and form Braddon resident of 14 years and I am concerned about the impacts of this proposal on traffic safety, child safety, and the suitability of land use in a school environment.

Position

I oppose DPA-07 in its current form.

Key Issues

1. Traffic congestion;

The proposed hotel development is likely to significantly increase traffic volumes on both Farrer and Elder Streets, including visitor vehicles, rideshare services, and delivery traffic. Unlike nearby Limestone Avenue, which is designed to function as a major arterial road, Farrer and Elder Streets are local suburban streets and are not intended to accommodate high volumes of commercial or transient traffic.

This increase will occur during the same periods as existing peak traffic associated with school drop-off and pick-up. The local road network already experiences congestion at these times, and any additional traffic is likely to exacerbate these conditions and further reduce safety for road users.

Additional traffic is likely to:

- Increase congestion
- Create unsafe driving behaviours such as double parking and sudden manoeuvres
- Reduce the safety of the area for all road users

2. Child safety

The proposed development is directly opposite a school. This raises serious safety concerns. The school does not have a fence surrounding it.

Increased traffic and unfamiliar drivers will:

- Increase the risk of vehicle-pedestrian incidents
- Reduce visibility due to congestion and parked vehicles
- Disrupt established and predictable school drop-off and pick-up arrangements

Children are vulnerable road users and should be prioritised in planning decisions.

3. Land use compatibility

A hotel is not well suited to a location directly opposite a school.

This type of development involves:

- Frequent short-stay vehicle movements
- Visitors unfamiliar with the area
- Ongoing servicing and deliveries

These uses conflict with the safe and orderly operation of a school environment.

Recommendations;

I recommend that the Committee:

1. Do not proceed with DPA-07 in its current form
2. Require a detailed traffic and safety assessment that specifically considers school peak times
3. Reassess whether the proposed land use is appropriate for this location
4. If the proposal proceeds, require strong traffic management and safety measures to protect children

Conclusion;

The proposed amendment raises clear concerns about traffic congestion, child safety, and land use compatibility. These issues should be addressed before any changes are approved.

As a parent, I observe firsthand the congestion and safety challenges during school drop-off and pick-up times, and I am concerned these will be significantly worsened by a development of this scale. I currently park along Farrer Street and walk across to drop/collect my children from the school. If development occurs along Farrer Street, there will be fewer safe and accessible spaces to park.

Thank you for considering this submission.

Yours sincerely
Goretti Parker

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