

DEAKIN RESIDENTS' ASSOCIATION

"To enhance the residential, urban and social qualities of Deakin"

37 Gawler Crescent
Deakin 2600 ACT
7 March 2005

Dr Hanna Jaireth
Committee Secretary
Standing Committee on Planning and Environment
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT

Author	Hanna Jaireth
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Dear Dr Jaireth

Attached is a Submission by members of the Deakin Residents' Association to the inquiry by the Standing Committee on Planning and Environment of the ACT Legislative Assembly into *Draft Variation to the Territory Plan No. 205 (DV205) – Deakin Block 11, Section 68 (Oasis Leisure Centre) Proposed Office Use*, and *Draft Variation to the Territory Plan No. 237 (DV237) – Deakin Section 12 Blocks 9, 13 and 19, Embassy Motel Redevelopment Proposed Residential Use*.

Also attached is a copy of a community petition protesting the proposed high rise residential redevelopment of the Embassy Motel site. The original petition will be presented to the Standing Committee by Deakin residents at a Committee hearing.

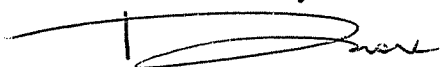
I will send a further copy of this Submission to you by e-mail, without the attachment which is not readily e-mailed.

Residents would appreciate the opportunity to meet with the Standing Committee to discuss issues covered in the Submission. The designated resident team is

- Di Johnstone, 37 Gawler Crescent, Deakin
- Keith Storey, 20 Fergusson Crescent, Deakin
- John Lamb, 74 Macgregor Street, Deakin
- Brian O'Donovan, 29 Gawler Crescent, Deakin

In addition, Deakin residents expect to be accompanied by an advisor, Jack Kershaw.

Yours sincerely



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are excluded from making their views known to the NCA about the impact on them of changes to planning controls administered by the NCA.

44. Residents would also argue that the NCA should not take an ad hoc policy decision at this time about the height of buildings along Adelaide Avenue which would be different to that currently applying along other avenues e.g. new four storey apartments under construction along Canberra Avenue near Manuka. Such an action could also set a precedent for other Avenues.

Submission 8: that NCA's DCPs on main avenues and main approach roads be amended to include provision for public consultation.

TERMS OF REFERENCE: DV205

45. *DV 205 raises similar issues to DV237*, with a change proposed to land use to permit development on the Oasis Leisure Centre site. The current use comprises a swimming pool, indoor recreation complex, gym and a combination of small associated commercial, community, health, recreation, educational and historical uses including child care centre, pathology laboratory and medical suites. The proponent (not the lessee) wants to develop a three storey office building of 2000 sq m GFA in association with an indoor swimming pool.

46. As with DV237 *residents have strong reservations about DV205 which involves spot zoning variations to the Territory Plan to change the land use to permit higher order uses* which generate greater capital gain on the sale of the land. There is particular concern that yet another site designated for Entertainment, Accommodation and Leisure Land Use would be lost.

GENERAL RESIDENT COMMENTS ON HOUSING POLICY

47. Residents are concerned about the Government's residential redevelopment policies that facilitate redevelopment for apartments and dual occupancies and do not provide affordable and sustainable housing choice. The high acquisition costs of buying land and demolishing existing buildings, betterment charges, holding charges, risk insurance, mark ups and other fees lead inevitably to higher housing prices and rentals and higher housing prices affect land values and rates in surrounding areas.

48. A preferable policy approach to knocking down houses and rebuilding would be to encourage recycling and better use of existing housing stock unless buildings are unhealthy or unsafe. Residents are not aware of any social/economic studies by ACTPLA that support this wasteful and costly "knock down and rebuild" approach. It would be preferable to encourage modest redevelopment ideally initiated by owner-occupiers to more effectively meet changing household and community needs over time.

49. All residential areas have cycles of growth and decline as the population changes. The decline of populated inner Canberra over the last two decades has largely halted (ref: ACT Government population forecasts for Canberra suburbs and districts 1998-2008). Most people who moved into the inner suburbs in the 50's and 60's are no longer there. New people are buying older houses, moving in, renovating and extending to meet changing and different needs, facilitating efficient use of the housing stock and existing social and physical infrastructure and services. This will go on without any strong demand for high cost residential high-density redevelopment.