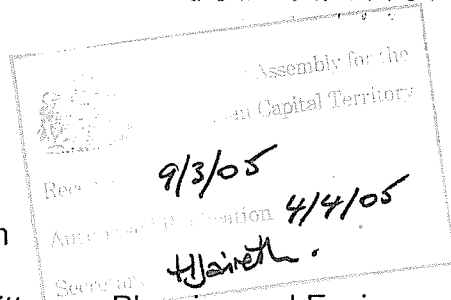


Submission Number	28
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Dr Hanna Jaireth
Secretary
Standing Committee on Planning and Environment
Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601

Dear Dr Jaireth

**Draft Variation to the Territory Plan No 237 (DV 237)
Embassy Motel Redevelopment – Proposed Residential Use
Blocks 9, 13 and 19 Section 12 DEAKIN**

Canberra Investment Corporation (CIC) welcomes the opportunity to make a submission to the Committee in relation to its Inquiry into DV 237. CIC are the proponents for the proposed redevelopment of the Embassy Motel, and the Committee's consideration of the Plan Variation is the culmination of 2 years of extensive planning and design studies by Colin Stewart Architects and other consultants, and discussions with ACTPLA, NCA and other agencies.

The community have also had the opportunity to input to the project, not only through the Draft Variation process, but also as a result of a widely advertised full day community information session held on site on 16 June 2004. Over 100 residents and local business persons attended, and information on the session, including details of comments made, were documented in a Consultation Report, prepared by our town planning consultants, Capital Planners. We understand that ACTPLA has provided the Committee with a copy of this report.

CIC supports the Draft Variation, which proposes to change the land use policy from Entertainment, Accommodation and Leisure to Residential, with a specific policy overlay, described as B15. ACTPLA's decision to initiate a Draft Plan Variation, followed their acceptance of a Planning Study, prepared on our behalf by Capital Planners. We understand that ACTPLA have also provided the Committee with a copy of the Planning Study report.



We note that the Variation does not deal with matters such as building form and building height, these matters being more properly dealt with under a Development Control Plan (DCP), as required by the Special Requirements of the National Capital Plan. There is a current, approved DCP covering the site, which limits building height to 3 to 4 storeys. This DCP states that "the corner sites on Hopetoun Circuit at the exit from, or entry to, Adelaide Avenue, should be developed with buildings that create landmarks by virtue of the quality and composition of their design".

We have been advised by NCA that they will be prepared to consider reviewing the DCP, when requested to do so by ACTPLA, as part of the Development Application assessment process.

I have appended a number of documents to this letter, which hopefully will be of assistance in the Committees consideration of this matter. These are:

1. A response to the four specific issues outlined in your "Invitation for Public Submissions, prepared by Capital Planners and Hughes Trueman.
2. Design Report prepared by Colin Stewart Architects.
3. ESD Report prepared by Colin Stewart Architects.
4. Various sketch plans of the proposal, prepared by Colin Stewart Architects.

We would be happy to answer any questions (at the Hearings and/or in writing), or provide any additional information as necessary.

Yours faithfully

A handwritten signature in black ink, appearing to read 'RJ Bell', written in a cursive style.

RJ Bell
Development Manager

8 March 2005