

Submission

Number

17

**SUBMISSION FROM DEAKIN PRESCHOOL PARENT'S ASSOCIATION IN
RELATION TO DV237 – EMBASSY MOTEL REDEVELOPMENT**

The Deakin Parent's Association is not in favour of the proposed redevelopment of the Embassy Motel site as per the current proposal. In essence **we would support the maintenance of the current Entertainment Accommodation and Leisure land use policy for Section 12 Blocks 9 and 13 Deakin.**



Our concerns regarding the proposed medium to high density housing application that would require a change to the land use policy to one of Residential Land Use are as follows:

The **traffic flow** along Hopetoun Circuit would be substantially increased as commuters sought to leave the suburb to attend to their daily business. The preschool is sited on a corner near a round a bout which is already a significantly busy intersection. We have concerns regarding safety in terms of accessing the preschool car park, parking and ambulatory activities during drop off and pick up time slots. **Demand for preschool places** is already high. The preschool operates at almost full capacity at present (one enrolment space available at time of writing) and such a development would cause a potential increase in demand for preschool places. The preschool is unable to accommodate such an increase in demand.

The current application to change the land use policy lists seven planning objectives in favour of the proposal to move towards a Residential Land Use policy. Whilst it cannot be refuted that a six storey plus penthouse high density development will provide opportunities for the full range of household types, it is debatable that this sort of development is in demand in the suburb of Deakin. It also states that it will slow of the rate of population decline in the area – it is clear to us that there is no population decline in Deakin and in fact, houses are keenly sought after in the area with most selling quickly. Occupancy rates are high and there is a steady rental market in the suburb. This high density development will bring a lot of people to one area, overloading the existing infrastructure of shops, open spaces, parks, playgrounds and will destroy in part the lifestyle benefits of the suburb.

The proponent claims that occupancy rates in the motel are steadily declining and that it needs major refurbishment. The claim is also that this is not an economically viable option. Perhaps occupancy rates would be higher if the refurbishment went ahead and visitors to Canberra would be more prepared to stay in a motel with upgraded facilities – there is no doubt that it is a prime site for a motel and as such should be providing good income for the owner.

We strongly oppose any change to the current land use policy and wish to be advised of any public hearing dates in the future to which we would be able to sent our representative.

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