
From: Nick and Justine Covey
Sent: Thursday, 10 July 2008 9:50 PM
To: Derigo, NicolaT (LA)
Subject: RE: Invitation for Submissions - DV261 North Watson

Dear Nicola,

Please find enclosed my submission to the Standing Committee on Planning and Environment's inquiry into Draft Variation to the Territory Plan No 261 – Part Blocks 2 and 3 and 5 Section 75 Watson – Changes to Commercial CZ6 and Accommodation Zone. I am very concerned that the 400 + submissions to date have been effectively ignored by ACTPLA. I trust the Standing Committee will take the communities views into account in their decision making.

Regards

Nick Covey
Watson ACT 2602

SUBMISSION TO THE STANDING COMMITTEE

Dear Sir/Madam,

I am writing to you to protest the proposed land use change for the former Australian Heritage Village site at North Watson. The proposed intensive development of the site is inappropriate on a number of grounds including its location adjacent to Canberra Nature Park and the impacts this further development will have on the already stressed road system within North Watson particularly on Antill St and the homes and schools adjoining it.

I am particularly concerned that the comments and submissions from over 400 community members have been disregarded in the responses prepared for your consideration in the:

- a) Draft plan variation submitted to the Minister under s 69 of the Planning and Development Act 2007; and
- b) the Report on consultation Annex B

as advertised in the Canberra Times on Saturday 14 June 2008.

I have previously provided a submission on this proposal which is attached for your consideration below and should be read in conjunction with this submission. My submission focused on the scale of the development, the inappropriate action by the ACT Government to grant land to the developer/owner prior to the outcomes of the Draft Variation being known, the possible precedent this sets for other land in North Watson and Canberra and the impacts on the North Watson infrastructure.

Having seen the most recently prepared ACTPLA documents I reiterate many in our community remain deeply concerned about the following issues:

Traffic impacts

The traffic studies used for the proposal investigations are nearing five years old. It is outrageous that the study relies on such dated material. A new traffic study is required to consider the

impacts of further development in this location and/or in North Watson on Antill St. The 3 June 2008 front page of the City Chronicle covered the traffic problems in North Watson and the issue of traffic originating from North Watson and using Antill St to travel southwards. The Chronicle Vol 22 No 22 of June 3 2008 covers the community meeting attended by Roads ACT where the communities concerns were voiced and Roads ACT has committed to investigating the problem further. The article clearly shows that traffic levels in the area have increased massively in the last two years as a result of development in North Watson. I believe that to proceed to approve this variation/development without further up to date traffic studies is a clear abrogation of the Government's responsibilities to the community.

Affordable Housing

While I note the Governments plans for closer settlement and affordable housing as part of more compact cities this should not occur at the expense of the amenity of existing communities. The argument that the development should proceed due to its provision of affordable housing is without merit given the minor contribution this development will make. Indeed much of the demand for affordable housing in Canberra is driven by the incumbent Governments policy to invite more people to 'Live in Canberra' thereby further increasing housing demand and pushing people already struggling to obtain housing into an even more difficult position. The Governments Live in Canberra campaign should be abandoned in favour of sorting out the existing housing and land issues before making them worse.

Community Consultation – section 2.10 of the report on consultation

As previously noted, over 400 submissions were provided by the community at a cost of considerable personal time and effort. In Section 2.10 of the report ACTPLA effectively disregards the communities submissions in two dot points which relate to i) the terminology used and ii) a heading. I and many of my fellow community members are becoming extremely frustrated with ACTPLA's entrenched pro-development position and the Governments attitude towards community concerns and will be ensuring these concerns are raised through the upcoming ACT election. If the Government is going to invite the community to comment on issues that effect them then they indeed need to be considered.

It would be appreciated if you would carefully consider the planned variation and ensure that the communities concerns are taken into account and at the very least that new traffic impact studies are conducted and the scale of the development be revised in keeping with the location at the foothills of Mt Majura at the gateway of Canberra.

I look forward to hearing from you and how you will be considering the communities views about this development.

Yours faithfully

Signed

Nicholas Covey
Watson ACT 2602