



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: 019

Submitter: Name withheld

Date authorised for publication: 14 May 2026

To the Territory Planning Authority / Standing Committee on Environment and Planning,

RE: Objection to Proposed Development – Former Braddon Bowls Club Site (DPA-07)

I write as a local parent and member of the Ainslie School community to strongly oppose the proposed six-storey hotel and mixed-use development opposite Ainslie Primary School.

This proposal is inappropriate for its location and represents a serious overdevelopment of a sensitive residential and community precinct. The proposal would have significant negative impacts on child safety, traffic congestion, residential amenity, school operations, environmental quality, and the established character of the area.

My concerns are as follows.

1. Inappropriate Scale and Character

The proposed development is entirely out of scale with the surrounding residential streetscape and community environment. A six-storey hotel building on a suburban street directly opposite a primary school is inconsistent with the established character of the area and fundamentally alters the nature of this part of Braddon.

Even the Heritage Council advised that future development should provide a “sympathetic design response” to local character and that taller developments should reduce their visual prominence through setbacks and careful articulation.

The proposal instead introduces a highly intensive commercial-style building into an area defined by homes, school facilities, open space, and community recreation.

The ACT’s “garden city” planning principles are specifically referenced in the consultation materials, yet this proposal moves in the opposite direction by introducing excessive bulk, overshadowing, hard surfaces, and urban intensity into a sensitive community setting.

2. Serious Traffic and Child Safety Concerns

The existing traffic situation around Ainslie School is already difficult and, at peak times, dangerous.

School drop-off and pick-up periods already create congestion, unsafe parking, obstructed sightlines, and heavy pedestrian movement involving young children. The consultation report itself acknowledges existing pressure during school and childcare peak periods and notes community concerns regarding risks to “children, elderly residents and other vulnerable users.”

Adding a multi-storey hotel and associated vehicle movements to this environment is irresponsible.

The development would inevitably increase:

- visitor traffic;
- rideshare activity;
- delivery vehicles;
- servicing vehicles;
- construction traffic;
- parking overflow into surrounding streets.

The proposal places these impacts directly opposite a primary school with large numbers of young children walking and cycling independently.

The area already struggles with parking availability and traffic flow. Overspill parking into surrounding residential streets appears inevitable, particularly given the concerns already identified by ACT authorities regarding parking shortfalls and the need for further parking and safety assessment.

3. Construction Impacts on School Children

The proposal would require at least a year — and likely longer — of major construction activity directly opposite a primary school.

This raises substantial concerns regarding:

- dust and air quality;
- noise exposure;
- heavy vehicle movements;
- vibration;
- pedestrian safety;
- disruption to learning;
- impacts on outdoor play and sport.

Given Canberra's prevailing wind conditions in this area, there is a real concern that construction dust and particulate matter would regularly blow across toward the school grounds and surrounding homes.

The Environment Protection Authority itself noted contamination and spoil-management concerns associated with the site and stated that extensive environmental assessment would be required prior to redevelopment.

Children should not be expected to spend extended periods learning and playing adjacent to a major construction zone of this scale.

4. Privacy and Safety Concerns

A hotel opposite a primary school raises unique concerns that have not been adequately addressed.

Unlike ordinary residential development, a hotel creates constant turnover of short-stay occupants with no enduring connection to the local community. The proposal would create elevated overlooking opportunities directly toward school grounds and surrounding homes.

Ainslie School does not have the kind of enclosed perimeter security that might mitigate these concerns. The proposal would place hundreds of windows, balconies, and viewing points overlooking areas regularly used by children.

Even if technically compliant with planning rules, this is plainly an inappropriate interface between a transient accommodation use and a primary school environment.

5. Loss of Community Amenity

This precinct already contains important community and recreational assets, including the Braddon Tennis Club and proximity to Haig Park and school open spaces.

Existing submissions have already documented significant concerns regarding overshadowing and the impacts of bulk and height on neighbouring recreational uses. Tennis ACT warned that a 3–6 storey building would severely affect winter sunlight access and undermine the long-term viability of nearby clay courts.

These concerns reflect a broader issue: this proposal prioritises private commercial gain over the preservation of long-standing community infrastructure and neighbourhood amenity.

6. Cumulative Planning Failure

Residents have repeatedly raised concerns about cumulative impacts and the absence of coherent precinct-wide planning.

This proposal cannot be viewed in isolation. Inner north Canberra is already undergoing rapid densification. Incremental approval of oversized developments without adequate infrastructure upgrades is eroding liveability, safety, green space, and community character.

The proposal represents a significant intensification adjacent to a school and recreational facilities without corresponding evidence that surrounding roads, parking, pedestrian infrastructure, or community services can safely absorb the impacts.

7. Request

For the reasons above, I strongly object to the proposed development and request that:

- the proposal be rejected in its current form;
- any future proposal be substantially reduced in height and scale;
- child safety impacts be independently assessed;
- a comprehensive traffic and pedestrian safety study be undertaken specifically focused on school conditions;
- meaningful consideration be given to cumulative impacts on the surrounding community;
- construction impacts on Ainslie School students be fully assessed prior to any approval.

This proposal is incompatible with the character, function, and safety needs of a school-centred residential community.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.