



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: 012 and 018

Submitter: Kay and Mark Dawes

Date authorised for publication: 14 May 2026

I hereby lodge my very strong objection to the proposed Draft Plan Amendment 07 – Former Braddon Bowls Club (DPA-07). I do so on the following grounds.

The purpose of the amendment application is to provide for the development of a 4-6 stories commercial hotel which is totally inconsistent with surrounding residential and other land uses and will alter the heritage nature of one of Canberra's oldest suburbs. It will also open up for such a development in Elder St. This location is directly opposite a 100-year-old primary school will impact the safety of the children attending and detract massively from the heritage school's peaceful enjoyment of their site.

The increase in traffic will overwhelm both streets and adjoining intersections, particularly at the Limestone Avenue intersection. The statement by the earlier traffic report that:

“The additional traffic generated by the site is considered low in the context of existing peak hour traffic volumes. The SIDRA analysis indicates there will be no perceptible impacts to traffic conditions at the Elder Street / Elouera Street intersection and the critical gap assessment indicates the additional site generated traffic can be appropriately accommodated at the Limestone Avenue intersection”

is ludicrous and traffic will increase dramatically and lead to blockages and danger to school children especially. Schoolchildren will be injured without doubt. Hopefully not seriously – this is not an exaggeration – mix cars with kids this is inevitable.

While the zoning as “commercial” exists, this was in the context of a small club with large spaces for bowling greens. What this amendment is providing for is more suited to the “commercial” zoning in Lonsdale Street, not in the middle of a residential and school environment. The landscape is now proposed to be vastly different, and much more densely built out than was envisaged by the proposed use when the original zoning was approved.

The future development of the site should be considered in conjunction with the proposed amendment and rejected as totally unsuited to the surrounding area.

--	--