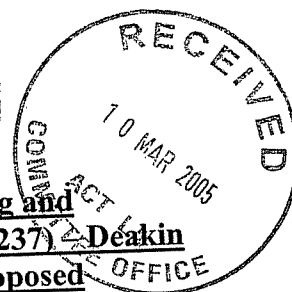


Submission Number	24
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31/3/05
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Submission
In relation to consideration by the Standing Committee on Planning and Environment of Draft Variation to the Territory Plan No. 237 (DV237) Deakin
Section 12 Blocks 9, 13 and 19; Embassy Motel Redevelopment Proposed Residential Use.

I wish to lodge an objection to the proposed redevelopment of the Embassy Motel site and plans to change the site's land-use to residential.

If approved DV237 will permit the demolition of the Embassy Motel and its replacement with a high density residential development of 143 units of varying sizes. A change in planning controls (including land-use) on the Embassy Motel site will have a direct impact on the opposite "Solander" site. It will also potentially affect other sites in Deakin, including those designated for entertainment, accommodation and leisure.

There has been considerable concern in Deakin and surrounding suburbs about the proposed development of the Embassy Motel site. The proposed land-use change will remove from Deakin a significant local tourist facility. This has been useful for local residents and others, providing access to a restaurant, accommodation for visitors and conference facilities.

There is a range of possible options for land-use under tourist and leisure development zoning, including upgrading to a larger hotel to take advantage of a prime location for national and international visitors. The range of options under the current land use have not been explored in the rush to change the land-use to residential. The land-use change would also remove from Canberra a valuable site for tourist development.

I am concerned by the apparently ready agreement by ACTPLA to a land use change at the behest of a single developer. I am worried about the lack of certainty this provides for mother sites in Deakin.

The proposed development will be the first high-density, high-rise residential development in Deakin. I am opposed to high-density development in Deakin. I moved to Deakin because of its residential garden character. A high-density, high-rise development would fundamentally change the character of Deakin and produce pressure for similar development that ultimately might completely transform Deakin into a medium/high density infill.

I also am worried about potential traffic problems that would result from a building of the size proposed. The current motel does not cause traffic problems for residents. However, a building of 143 units (and prospectively another on the adjacent Solander site) with owner and visitor cars will cause problems for surrounding residents and the CGGS junior school. My son attends CGGS junior school and I am planning to send my daughter there when she is old enough.

There are already traffic flow problems for residents and school students with a heavy traffic flow to school, especially in the mornings, mid-afternoons and on days of major school or soccer club activity. Traffic in and out of this proposed development

will cause even worse traffic jams for residents seeking to use Adelaide Avenue as an artery, in particular to work in the mornings.

While parking is not now a problem during the day in surrounding streets, the residential development may have a significant impact if sufficient resident and visitor parking were to be provided (at least 300 resident parking spaces will be required for residents).

For all the reasons outlined above I ask that you more closely scrutinise the Embassy Motel site redevelopment proposal.

Yours Sincerely

A handwritten signature in dark ink, appearing to read 'J. Ross', with a stylized flourish at the end.

Justine Ross
14 Macgregor St
Deakin
ACT 2600