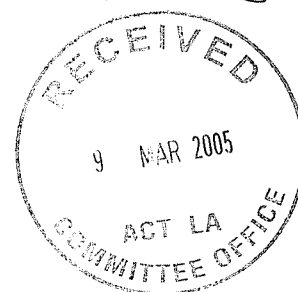
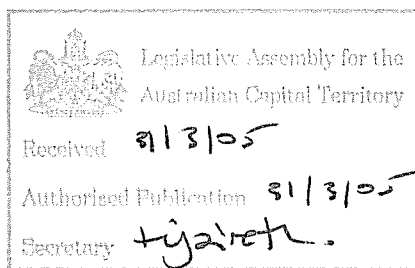


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9 March 2005



The Committee Secretary
Standing Committee on Planning and Environment
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601

Dear Sir/Madam

**Draft Variation to the Territory Plan No. 237 (DV237)
Deakin Section 12 Blocks 9,13 & 19 – Embassy Motel Redevelopment**

Thank you for your recent letter seeking submissions from organisations and individuals on four particular aspects of DV237. I am writing to advise of my objections to the proposed variation to the Territory Plan.

I viewed the architect's model of four multi-storey buildings at the community consultation session held on 10 June 2004. The existing building, the Embassy Motel, is two storeys high, which is consistent with the height of the small shopping centre at Deakin and the residential houses which surround the Motel. The Draft Variation Plan and the architect's model show that four separate buildings are planned, some of which will be seven storeys high, which is much higher than the buildings which exist at the moment.

Continuation or replacement of the Entertainment Accommodation and Leisure Land Use Policy for Section 12 Blocks 9 and 13, Deakin.

I am happy for the existing Entertainment Accommodation and Leisure Land Use Policy for Section 12 Blocks 9 and 13, Deakin to continue or be replaced, but only as long as the buildings are not any higher than the buildings currently there and the surrounding buildings. As soon as multi-storey buildings are built, the nature of the suburb changes irreversibly, and it becomes a high-density accommodation suburb.

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The suitability of the site for medium and high density residential development under Residential Land Use Policy with the proposed B15 Residential Area Specific Policy overlay, or with additional controls in that overlay.

Regardless of the zoning of the blocks under redevelopment, a seven-storey complex would make the new buildings the highest buildings by far between Civic and Woden. A seven storey development is totally out of character with the surrounding two-storey houses, units and commercial buildings at Deakin shops.

While the type of large multi-storey complex proposed by the developer may be appropriate in the suburb of Kingston, where there are already several such buildings, there are no buildings like this in this part of Deakin. Interestingly, the low height of the surrounding buildings and residences is not shown on the architect's model as it only features the four planned buildings, so the starkness of the difference in height between two and seven storeys is not highlighted.

The proposed complex would have a considerable impact on our property and our enjoyment of it. The planned residential complex will block the verandah view from our two-storey house in Fergusson Crescent. It will be -- after all -- seven storeys high.

If my family wanted to live in a suburb with multiple-storey buildings, we would be living in Kingston, taking advantage of the range of restaurants and amenities available there. We have sacrificed these things in order to live in a residential suburb which is not packed with high-density housing, and now Deakin is being turned into Kingston.

Another concern is that a seven storey building so close to Parliament House will destroy the aesthetic integrity of the approaches to Parliament House, and compete with Parliament House.

Traffic and parking, including public transport provision

The number of apartments being planned in this development would considerably increase the congestion and number of vehicles using an already very busy street (Hopetoun Circuit), where people already experience delays of several minutes during peak hour due to the heavy traffic flow and the number of intersections.

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There is insufficient parking at the Deakin shops for the number of additional vehicles that would be created by four multi-storey residential complexes (regardless of whether parking is provided for garaging vehicles within the complexes, which is an entirely different issue). The shopping centre cannot accommodate the existing demand for carparking during peak hour periods, especially when gymnasium patrons are using the carparks intended for people who are doing their shopping.

If this development is allowed to go ahead, it will effectively drive young families out of the suburb, because they will be concerned about the safety of their children in streets that will be far busier and dangerous than they already are.

Infrastructure provision

While Deakin does not currently have many restaurants, we do not need to build four multi-storey residential complexes to increase the variety of restaurants available to residents. There are other less intrusive options which have not been explored.

As a taxpayer and rate-payer, I am extremely disappointed in the proposed plans for redevelopment – they cater to people who do not even live in Deakin, and ignore those who do live in Deakin and pay their rates.

Yours sincerely



Charmian Walker