



Submission Number	20
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29 Gawler Cres
Deakin ACT 2600
Tel 02 6273 2278
8 March 2005

The Secretary
Standing committee on Planning and Environment
GPO Box No. 1020, Canberra ACT 2601

Dear Madam

We refer to your letter dated 24 January 2005 inviting submissions to the Standing Committee on Planning and Environment in relation to (amongst other things) Draft Variation to the Territory Plan No. 237.

We request the Committee, in its consideration of the draft variation, to take into account the matters raised by us in the attached submission.

Yours Sincerely

B M O'Donovan

Mrs B M O'Donovan

Mr B J O'Donovan

Mr B J O'Donovan

EMBASSY MOTEL: Draft Variation to Territory Plan No.237

Submission of Mrs B.M. and Mr B.J. O'Donovan

1. We have been leaseholders and residents of Deakin for 49 years and live within about 300 metres of the Embassy Motel. For that reason, we have a legitimate interest in whether, and how, the site is re-developed.

2. WE SUBMIT TO THE COMMITTEE that

A. It is desirable that at least one of the inner southern suburbs of Canberra be retained free of high rise, high density housing development. Kingston now consists almost exclusively of high rise and medium rise high density residential accommodation. Forrest is rapidly proceeding to suffer the same fate. Apart from "The Grange" (which we regard as a special purpose development of medium density), there is no high density housing development yet in Deakin. Now is the time to decide that Deakin will be the inner south suburb to remain free of high rise, high density development.

B. The presence within the suburb of the Prime Minister's Lodge, the embassies of some overseas countries and the residence of the UK High Commissioner make the presence of a high rise residential tower of 7 stories undesirable. The upper floors of a 7-storey development on the Embassy motel site may well overlook the PM's Lodge, some embassies and the junior school of the Girls Grammar school.

C. A 7-storey development would be an eyesore on the existing motel site. Surrounding buildings are of no more than 3-stories. Any re-development of the site should be limited to a 3-story building or buildings.

D. A development involving anything approaching 150 new units would exacerbate intolerably the traffic congestion that already exists at and around the intersection of Grey St and Hopetoun Circuit during school terms.

E. In the consideration of any development application for the Embassy Motel site, proper consideration should be given to what is proposed for other nearby sites, including some that have recently changed hands.

F. The main entrance to the suburb of Deakin, which is at National Circuit, is, and will remain, ornamented by buildings of just 2 stories - the PM's Lodge and the Embassy of Italy. The other entrances should not be marked by huge high rise developments.

3. One of us would be pleased make an oral presentation in elaboration of these submissions if the Committee were disposed to receive it.

Dated: 8 March 2005



Mrs B.M. O'Donovan



Mr B.J. O'Donovan