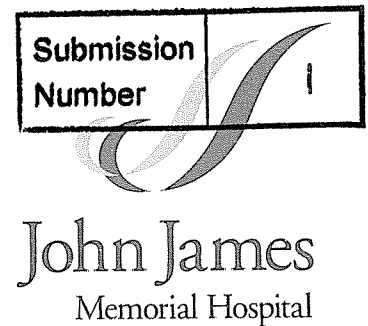
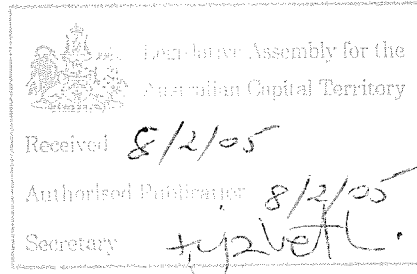




1 February 2005

Dr Hanna Jaireth
Committee Secretary
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601



Strickland Crescent, DEAKIN ACT 2600
PO Box 23, DEAKIN WEST ACT 2600
Telephone (02) 6281 8100
Facsimile (02) 6281 8168
www.jjmh.com.au
ACN 008 453 469

Dear Dr Jaireth

Standing Committee on Planning & Environment – Comments on DV205 and DV237

Thank you for the opportunity to comment on the above proposals. I do so as both Chief Executive officer of John James Memorial Hospital but also as a local resident in Deakin.

DV205 – Oasis Development

John James Memorial Hospital has a vision for the West Deakin area being a focal point for acute, sub acute and recreational health activities.

Accordingly we strongly support the development of modern medical consultant suites, treatment facilities, allied health services and recreational health facilities in the vicinity of the John James Memorial Hospital and Lidia Perin Memorial Hospitals.

However, we would not like to see redevelopment that does not take adequate account of disability access, pedestrian movement to nearby complementary facilities or the loss of the amenity of a swimming pool.

John James Memorial Hospital supports the retention of a swimming pool and has no objections to the development of a hydrotherapy pool to complement the sports medicine and injury management practitioners located in the area.

We would wish to ensure that such a pool has excellent access for the disabled and access for stretcher patients. This should include a readily accessible ambulating corridor to adequate disabled parking and safe road crossing points across King and Denison Streets.

The vicinity of the Alfred Deakin High School, Napier Crescent and John James Memorial Hospital/Mint area already has parking issues and it is important that a comprehensive parking study is undertaken by the developer. Certainly current parking in the area would be inadequate for the proposed development.

John James Memorial Hospital would of course not be happy to see more than a 30% occupancy of the Deakin Oasis site for general office use other than medical, health or related services that promote a healthy life style.

DV237 – Embassy Motel Redevelopment

John James Memorial Hospital supports the expansion of services to the Deakin community including the provision of entertainment, restaurants and leisure activities on the Embassy Motel site.

Our main concern is that there is an adequate stock of hotel and/or serviced apartments to support the business and medical activity of the area. For hospitals this includes the very significant custom base from ACT region who often seek overnight accommodation for day surgery or for the carer/attendants of patients. Residential development should not see a total removal of suitable accommodation or a reduction in entertainment/leisure amenities.

On the other hand John James Memorial Hospital has no objection to a multi-story facility on the site that incorporates a range of community facilities (eg restaurants, wine bars, boutique shops, serviced apartments and residential accommodation).

John James Memorial Hospital has itself completed a four storey development with almost no visual impact on the area. As a resident of Hopetoun Circuit I believe a facility of up to six stories is in keeping with nature of development in Adelaide Avenue and can be achieved sensitively, with appropriate set backs from the street and set backs of upper floors.

We would however oppose a pure residential development on the site, as it is my assertion that parking ratios for such developments in Kingston and Manuka actually compound parking problems in and around shopping precincts.

A full traffic management plan with generous provision for visitor, resident, patron and shopper parking should be developed.

Yours sincerely



MR PHIL LOWEN
CHIEF EXECUTIVE OFFICER