

Standing Committee on Planning, Public Works and Territory and Municipal Services
GPO Box 1908
Canberra ACT 2601

Email: committees@parliament.act.gov.au

Dear Committee Members,

Reference DV299 Lawson South

I wrote an objection to the ACTPLA draft plan which you no doubt have.

My objection was mainly based around the large height of proposed apartments along the western side of Lawson South and on the eastern edge of the north section of Lake Ginninderra.

I have spoken to quite a number of people over many months and very few if any like this idea. Very few even knew that such a proposal exists. **This clearly shows the lack of consultation with the real community.**

This again highlights a significant problem with planning being the lack of real local participatory contribution by most citizens to something that affects their lives and future well being. We have seen a perfect example of this in the recent events around the Hawker shops precinct.

ACTPLA goes through the processes by placing notices in the paper and some signs around affected areas. However, most people don't read the paper that much and many are so busy they do not get to see the signs. And when you make a submission to ACTPLA they tend to ignore you as they have already done their planning and one is just making a submission right at the end of the process. You'll note from the DV that very few public submissions were received by ACTPLA.

Interestingly I measure 7.3Km from City Hill to the ACTEWAGL substation in Lawson South. So using the 7.5Km radial distance for densification as the DV states is being very obtuse. Lawson is a long way from Civic and right in an urban area. Also it's right next to a nature reserve and prime regional open space.

I ask you to seriously consider the proposals for apartments along the edge of Lake Ginninderra and have them altered and reduced in height to a max of 2-3 storeys. I believe this is more in tune with the surroundings and still provides for substantial development. ACTLA calls it yield!

To really understand what I am requesting I suggest you do a couple of things:

1. Take a trip to Lake Ginninderra; walk from Diddams Close down to the point of the peninsula, to the wharf that juts out into the Lake. Take in the vista of Belconnen Town centre. The imagine an 18 storey building towering over the existing smaller but 7 storeys buildings in Chandler St. This should give you some perspective of the sort of things we face in the future.
2. Drive along Aikman Drive from Belconnen Town Centre past the IRT new retire village on the left, take in the 4 storey buildings next to the road which are sunk down below the level of the road, and as you approach the intersection of Ginninderra Drive, imagine 4-6 storey apartments directly in front of you stretching north for 1 Km.

3. And lastly walk along the western shore of the north arm of Lake Ginninderra, under the bridge and go north for say 400 metres and look east. Just imagine 6 storey buildings laid out along the top of the hilltop on the eastern side of the lake arm.

I have attached a small map extract showing you what I suggest. Given you are local representatives and it's not far. I think it would be very instructive.

Regards,

Greg Hutchison
PO Box 3207, Belconnen Mail Centre. ACT, 2617

Email: actelan@gmail.com
10th July 2010

