

Submission to the Standing Committee on Planning and Environment

Draft variation to the Territory Plan No. 256 – Kingston Group Centre part Section 22

We request that the Committee consider the following in relation to proposed changes to the Territory Plan No. 256 to allow the establishment of restaurants in areas previously reserved for residential or low impact commercial use.

We request that the Committee ensure that the central Kingston area is dedicated to the needs of residents of the suburb. Residents who have lived in the central area of Kingston for many years do not wish to have their the quality of their environment adversely affected any further by the attempts of the ACT Planning and Land Authority to make the central Kingston area simply a restaurant/entertainment hub.

The majority of the residents living in streets adjacent to the central Kingston area have lived there for a long time. They want a viable mix of offices, essential services, commercial and retail outlets to be available within walking distance, however the ACT Government's current emphasis on restaurant development in the area has meant that many businesses, professional services, and retail outlets are no longer available locally to residents of the Kingston community.

In addition, residents living in the streets close to the central Kingston area as well as those several streets away are already having the quality of their life eroded by the large numbers of non-residents who are attracted to the existing restaurants but who have no care for, or interest in, Kingston as a community and who impact on levels of congestion and criminal activity including vandalism and attacks on persons.

With the establishment of so many restaurants in central Kingston there has already been an undesirable increase in the general level of neighbourhood noise after 6 pm. The loss of businesses that only traded during normal weekday business hours and did not attract clients in large groups has had an effect on quality of life especially for the residents of Howitt and Jardine Streets and we do not wish to see this problem increased if approval is given to establish more restaurants in areas which were previously 'buffer zones'.

Lastly, there is already great pressure on parking availability in the area of the Kingston Shopping Centre and the overflow extends to streets which are several blocks way from the Centre, causing inconvenience for residents on the streets and in body corporate car parks, a noticeable increase noise, and a huge increase in the amount of rubbish littering the streets on which cars park during the day and at night.

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