

Dr. Hanna Jaireth
Secretary
Standing Committee in Planning and Environment
ACT Legislative Assembly

*Draft Variation To The Territory Plan No. 256 – Kingston Group Centre
Part Section 22 (DV 256)
Submission to the Committee*

Herewith I express my concern with regard to the plan variation for the section 22 of the Kingston Centre:

1. Whilst I do not have any objection to the extension of the precinct 'b', I object To the provision making it possible for Restaurants in the precinct under the definition of Commercial Accommodation use.
2. The requirement of *noise management plan* for Restaurants is a restriction proving to be ineffectual, in the light of the experience with the present allowed Restaurant. The noise created by the use of the restaurant remains high and is increased by the automobile traffic created by the establishment at late hours, and perceivable from distant residences.
3. To the residents of Howitt Street the disturbance created by allowing one single Restaurant in the area is intolerable in terms of visual offence, unhealthy environment produced by pollution from vehicles serving the Restaurant and loss of property value. Predictably the use as commercial accommodation by other Restaurants will increase considerably such disturbances difficult to control.

The primary concern of Planning principles is the well being of all citizens: the Kingston Group Centre benefited from the application of such principles with a plan that provided a buffer use between the central core and the residential sectors as is shown in the *Section 20 on Kennedy Street*. It is a good model that responds effectively to the needs of businesses and the well being of the residents

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