

DRAFT VARIATION TO THE TERRITORY PLAN.
NO 237 (DV 237) DEAKIN SEC 12. BLK 9.13.19.

ALLEN. V. CURTIS

UNIT 304 - THE GRANGE

17 MACQUEEN ST

DEAKIN 2600.

7-2-05.

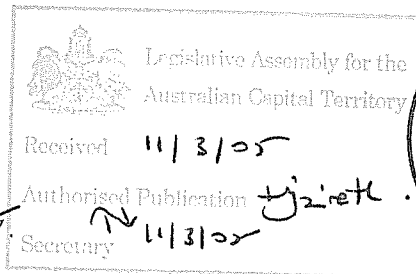
PHONE & FAX. 026282 4345.

DR. HANNA JARETH

COMMITTEE SECRETARY

STANDING COMMITTEE ON P & E.

LEGISLATIVE ASSEMBLY ACT



DEAR DR. JARETH

RE. PROPOSED RESIDENTIAL USE OF LAND AS QUOTED.

I am not opposed to the RESIDENTIAL USE OF THE SITE.
I believe the lands present ^{should} remain with a variation for residential use only, be permitted, with a height restriction of 4 levels (12.2 m) twelve point two metres to eave level.

I oppose any other variation which would permit a structure of greater height or any use other than residential - for some of the following reasons.

(1) I understand that the DEAKIN Precinct was not included in the STATION PLAN and no doubt was excluded for obvious REASONS by the Planning authorities.

(2) I believe that the site was considered a Gateway Development site with regard to height controls and therefore unnecessary for the zoning or land use to be changed other than RESIDENTIAL.

(3) Any decision granting height levels above 12.2 m would lead to claims by other Deakin' lessees for approval of high rise developments and create serious business and local parking difficulties; this being a problem at present at peak times.

over.

(4) The suggested number of 143 units would require underground parking of 1 plus a half (1 1/2) spaces per unit were to be provided which is essential in such residential developments.

(5) The site is not necessarily a prime site for residential development for the following reasons.

(a) NOISE & AIR POLLUTION

Adelaide Ave is now a virtual FREEWAY OR EXPRESS WAY at THE BRIDGE 250M from the AVE at peak periods noise is noticeable and more so, AIR POLLUTION, as outdoor furniture accumulates a film of black grime.

(b) With the EMBASSY SITE immediately adjacent to ADELAIDE AVE NOISE & AIR POLLUTION WILL BE EXTREME.

The SITE equates to the recent development (which I opposed) on NEWDEGATE ST. BK. 14 SEC. 33. DKN. - where extreme NOISE AND POLLUTION is suffered by the residents.

(c) Will the Planning or Building Dept. require DOUBLE GLAZING of all windows to endeavour to reduce NOISE POLLUTION.

(d) Will the Dept. require the developer to pay all costs of AUGMENTATION of WATER & SEWER SERVICES ETC.

(e) Will the ACT. GOVERNMENT INSIST upon the payment of BETTERMENT TAX for the change of PURPOSE CLASS.

In conclusion, the Govt. permitted residential development to replace the NEWMARK HOSIERY CLUB, in fact, that Social Clubs were unsuitable in RESIDENTIAL AREAS; consequently, 143 UNITS with this ALLOCATION is overdevelopment of the SITE alongside of the CREATION CLUB.

Yours faithfully

Prior to RETIREMENT

[Signature]

FAIM. FREE (POST) ARIE. VANDERHOOF NEW PROPERTY COUNCIL