

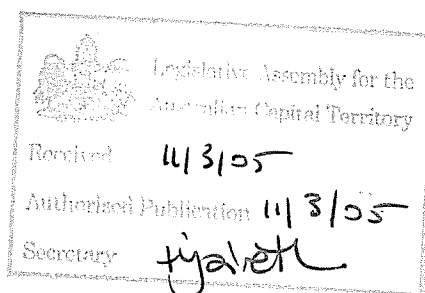


Canberra Girls' Grammar School

An Anglican School founded in 1926

Submission
Number

10



3 March 2005

The Committee Secretary
Standing Committee on Planning and Environment
Legislative Assembly for the ACT
GPO Box 1020
CANBERRA ACT 2601

Dear Sir/Madam

**Re: Draft Variation to the Territory Plan No. 237 (DV237) — Deakin Section 12 Blocks 9, 13 and 19:
Embassy Motel Redevelopment. Proposed Residential Use**

Canberra Girls' Grammar School is opposed to the variation of the territory plan to change the purpose of the above section and block from Entertainment, Accommodation and Leisure to Residential.

Our major opposition rests on safety to the students of Canberra Girls' Grammar School Early Learning Centre and Canberra Girls' Grammar School Junior School. In addition to this, we believe that the natural environment of the suburb of Deakin and the lifestyle of its residents will not be enhanced by this proposal.

Point 1: Traffic

Substantial traffic already moves through the suburb, therefore with the possible addition of one hundred and forty-three units to be developed on a site, the issue of safety of children using public and private transport coming to and from school becomes significant and concerning.

Point 2: Safety

A second point related to the safety issue is the concept of the two sites forming a 'landmark' entrance to the suburb. It has been proposed that a high rise structure be developed on the Embassy Motel site. A change of planning controls on this site will prospectively also produce a corresponding high rise structure on the site of what was the Solander Gallery. Such structures would increase traffic in the area and therefore the safety of students traveling to and from school would be impacted upon. Furthermore, the proposal of a high rise building on the Solander Gallery site would cause further safety issues for the CGGS Early Learning Centre.

Firstly, from an environmental viewpoint, the shadow caused by a high rise structure would impact on the play environment for the children attending the CGGS Early Learning Centre. Secondly, the safety of children would have further impact with the possibility of individuals gaining access to our grounds. Thirdly, it would be possible for one or more individuals to establish viewing areas directly on the Early Learning Centre which may have an impact on our ability to protect our students from harm.

GIVING OUR STUDENTS THE CONFIDENCE TO MEET TOMORROW'S CHALLENGES

Day Early Learning to Year 12 Co-ed Early Learning to Year 2 Boarding Year 7 to Year 12

Melbourne Avenue Deakin ACT 2600 T 02 6202 6400 F 02 6273 2554 www.cggs.act.edu.au ABN 67 008 559 331

Point 3: Environment

The people of Canberra value safety in their environment and open spaces, which are currently provided in the suburb of Deakin.

It has already been pointed out that the development of two high rise structures would impact on open spaces currently surrounding the CGGS Early Learning Centre and CGGS Junior School. The residents of Deakin will also be affected by this loss of space and natural environment.

Traffic and subsequent pollution will impact on the students who attend the CGGS Early Learning Centre and the CGGS Junior School, as well as the residents of the suburb.

It is imperative that the Territory Plan ensures that there is no negative impact upon the current environment and resources available to citizens.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Just', written in a cursive style.

Susan Just
Principal