



Deakin Residents Association

A garden Community for the Future

PO Box 9056 Deakin 2600

www.deakinresidents.asn.au

10 December 2021

The Manager
ACEPD Customer Services

DA 202139360, Block 1. Section 30, Deakin, ACT

Dear Sir

The Deakin Residents' Association (DRA) aims to enhance the residential, suburban, social and environmental qualities of Deakin, consistent with garden city planning principles, through participation in, community discussion on and input to planning and land management in the ACT as it impacts on Deakin residents, including through advocacy to the ACT and Commonwealth Governments, and advocacy to and representation before tribunals and courts.

The DRA has discussed the proposed Early learning Centre (ELC) on the St Luke's site with representatives of the proponent and with local residents. The proposal seeks to establish this significant facility in the middle of a quiet residential area. The DRA is concerned about the traffic and parking problems which this proposal will create. The streets in the area are narrow and not designed to carry the morning and afternoon peaks of traffic that the proposed ELC will contribute to.

Parking is a problem in Deakin's narrow streets. Why should local residents be inconvenienced when parking outside their residence is not available for visitors and tradespeople? Yet this is what will result if the proposals in the ELC Traffic Report are adopted. We already have situations in Deakin where parking has had to be limited to one side of the street in order to enable traffic flow.

There have been parking problems in the past in the Deakin residential area from on-street parking by staff of West Deakin commercial facilities and their visitors. There has even been parking on nature strips (apparently to avoid vehicle damage from passing traffic). The DRA negotiated removal of parking fees for part of the public parking off Geils Court in order to reduce the numbers of parked cars in residential areas.

In addition, a new building at the Equinox Centre has recently been approved. Work will start there early in 2022 and the Wilson parking area off Kent Street will no longer be available. The DRA anticipates that tradespeople working on the Equinox site will again cause parking problems in our suburb. The ELC as currently proposed, is going to exacerbate these problems.

The ELC Traffic Report talks about public transport in relation to ELC access. In our experience, no one using the ELC in Grey Street, Deakin, travels to or from the facility by public transport and we are confident that this will be the same for the proposed ELC.

The availability of parking in streets around the proposed ELC is significantly overstated in the Traffic Report. The data presented do not reflect what will be the situation when business gets back to normal from COVID working-from-home arrangements.

The requirements for provision of parking in the ACT Parking and Vehicular Access General Code do not reflect the reality of the proposed ELC's needs. We understand that there will be around 25 staff, yet the formula for staff parking requires only 17 spaces within 200m. Visitors need 6 spaces. In our assessment, staff and visitors alone need 31 spaces.

The Traffic Engineering Report assumes that arrivals and departures from the ELC will be spread over a two-hour period. This assumption is not supported by the evidence that we have from the Grey Street ELC. The reality is that most children will arrive and leave in a short 15–20-minute periods. In Grey Street, this contributes to tailbacks into Hopetoun Circuit and even back to the Adelaide Avenue off ramps. Although the Grey Street problem is exacerbated by other traffic, we believe that similar problems will arise in relation to the proposed ELC. The on-site provision of drop off parking is clearly totally inadequate.

The limited on-site parking for the proposed ELC arises in part from the extent to which the site is to be covered with buildings. A smaller-scale development with a reduced footprint of the buildings on the block would provide a healthier environment for the children, reduce the traffic-parking problem, and would not cause such a large disruptive incursion into this peaceful residential suburb.

The DRA supports the comments on the DA submitted by local residents and, for all the above reasons, the DRA is does not support the DA in its current form.

Yours faithfully,

A handwritten signature in blue ink that reads "John D Bell". The signature is written in a cursive style with a long horizontal flourish extending to the right.

John D Bell
President