



MEDIA RELEASE

Narrabundah motel redevelopment proposed

The owners of the Crestwood Gardens Motel in Narrabundah are considering redeveloping the site into 40 two-storey townhouses with associated resident and visitor car parking.

The motel is on the corner of Jerrabomberra Avenue and Goyder Street, next to a vacant block of land to the south and the Boomanulla Oval to the east (see map on next page). The proposal would require varying planning provisions for the site to allow for residential use.

The ACT Planning and Land Authority has today released a document for public comment – Draft Variation No. 293 to the Territory Plan – that outlines the proposed changes and design and siting controls that would apply, such as restricting redevelopment to two storeys.

Chief Planning Executive Neil Savery said the Authority believed a maximum building height of two storeys was compatible with surrounding residential development.

Public comments on the proposal are invited over the next six weeks, until December 17.

Mr Savery said if the Territory Plan changes were supported by the Legislative Assembly next year, residential use could be permitted while retaining the option of maintaining the existing commercial accommodation uses on the site.

“A variation to the current Territory Plan would open the way for the proposal to proceed, however a development application would still be needed in the future, which would also be subject to public consultation,” Mr Savery said.

The site was first developed as a motor inn in the 1960s at a time when Jerrabomberra Avenue was the main road linking Canberra to Cooma and other destinations south of the ACT, so it was visible to passing interstate traffic.

A planning report provided to the Authority has indicated that the existing motel is attracting low levels of visitors.

Mr Savery said the owners consider the motor inn to be nearing the end of its useful economic life, and they had identified a need to make a major upgrade and refurbishment or totally redevelop the site.

“The ACT Planning and Land Authority proceeded with preparing the Draft Variation for public comment on the basis that the changes to land use would allow for better use of the site and that there is an adequate remaining supply of budget motel accommodation and vacant, unleased land for entertainment, accommodation and leisure to meet the projected demand for tourist accommodation.”

Copies of Draft Variation No. 293 to the Territory Plan are available online through <http://apps.actpla.act.gov.au/tplan/index.htm> and at the Authority's Dickson Customer Service Centre.

More information: Leesha Pitt (02) 6205 0061
Monday 5 November 2007



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SITE DESCRIPTION

