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Ms Margaret Swieringa  
Secretary  
Joint Standing Committee on the National Capital and External Territories  
Parliament House  
Canberra ACT 2600

Dear Ms Swieringa

**Inquiry into Draft Amendment 39 of the National Capital Plan**

Thank you for your letter of 22 May 2002 inviting submissions to the above inquiry.

I strongly support the proposal that the residential areas of Deakin and Forrest that lie between State Circle and National Circuit continue to be used for residential purposes. Prohibition of Commercial Accommodation and commercial land use is essential and entirely appropriate to maintain a high level of amenity of the residential areas close to the National Parliament and the Prime Minister's Lodge. It would also be grossly unfair to the residents of the area to permit the encroachment of commercial buildings into residential areas of high value.

The conditions for the conduct of a business in a residential building as set out in Appendix N are reasonable, but it is essential that any business in a residential area is adequately monitored to ensure it complies with the conditions and is compatible with the residential character of the area.

I agree with the first four dot points under Principles and Policies and clauses (i), (iii), (iv) and (v) of the last dot point. I am opposed to the proposal to increase the Plot Ratio to 0.6 where sites are amalgamated. I can appreciate the potential for an aesthetic redevelopment of the residential sites along State Circle if sites are amalgamated, but increasing the Plot Ratio to 0.6 raises the potential for an unsatisfactory housing development. I am aware from the *Canberra Times* (January 23) of a development proposal for the construction of 38-unit housing complex spread over five residential sites in State Circle between Melbourne Avenue and Hobart Avenue. Such a development would not be compatible with the residential character and amenity of the area (Section 6, Forrest) and the Embassy properties on the opposite side of Somers Crescent.

On 15 November 2000, I received from the National Capital Authority a copy of an earlier Draft Amendment 39 to the National Capital Plan in which it was proposed to pass jurisdiction for detailed planning and development control on the land between State Circle and National Circuit from the Commonwealth to the Australian Capital Territory. In my response to the National Capital Authority, I opposed the proposal particularly for the land fronting State Circle. I argued that any redevelopment of the land particularly in the longer term, for example, at the expiry of the current leases should be the responsibility of the Commonwealth. The land is too close to the National Parliament to warrant transfer of the responsibility to the Territory.

I would be prepared to attend the Committee's hearing.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'N Keith Boardman', written in dark ink.

N Keith Boardman