

# Griffith/Narrabundah Community Association Inc.

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## NEWSLETTER Vol 35 April 2016

### What's making news?

#### Grocon and the Western Sydney Giants bid to redevelop Manuka Oval



Grocon, a very large development/ construction company and the Great Western Sydney Giants made an unsolicited proposal to the ACT Government in November 2015. This was publicly announced in February this year, under the heading of Manuka Green.

*Figs 1a & 1b Manuka Green scheme on left from <http://manukagreen.com.au/>, aerial view of Manuka Oval from ACT Mapi, both at 7/4/16*

unsolicited bids and issues such as heritage, traffic, parking and open space.

The Inner South Canberra Community Council together with its constituent Associations, like the GNCA, is convening a meeting at the Wesley Uniting Church Hall, 20-22 National Circuit, Forrest at 7pm on Thursday 28 April 2016. So put this event in your diary and aim to be there if you think this proposal will affect you in any way.

The Manuka Green proposal would significantly increase the population density in the Kingston, Griffith and Barton suburbs. We need a good turnout at the meeting to show that the community is concerned and also to obtain information as to how the proposal will be evaluated; particularly with respect to the process for dealing with

#### ***The proposal***

So far we know the proposal includes:

- 4750 new seats and a roof covering 80 percent of all seating at the oval;
- A running track from Manuka Oval around or through Telopea Park to the Kingston Foreshore and a landscape upgrade around the oval;
- A 160 bed hotel/ hospitality centre (where the old services club was) at the north-west side of the oval (see Figs 1a & 1b) together with commercial space, retail space and a licensed club;
- 1000 apartments in the areas between the Oval's stands and Manuka Circle; and
- Up to 450 additional parking spaces.

The proponents have stated that the heritage areas associated with the Manuka Oval, the

Caretaker's cottage and the Manuka Swimming Pool and gardens will be preserved.

***The process (as far as we know)***

The proponents plan to consult with stakeholders and the community until May 2016.

The government will then make a decision as to whether or not it will accept the bid. If accepted there will be a design competition for the whole development.

***Our preliminary assessment***

It is difficult to see how a development, incorporating all these facilities, can be successfully accommodated on the site, to say nothing of the effect on the traffic and parking in and around Manuka.

Most other comparable stadiums are surrounded by car parks or playing field. For example the Adelaide Oval occupies 6.2 hectares and is surrounded by 21.3ha of open space. Manuka Oval occupies 4.5 ha and is surrounded by only 3.2 ha, of which 1.3 ha is heritage listed. So there will be less than 2 ha remaining for the hotel, function centre, licensed club and 1000 apartments. It looks a bit squashy!

**Then there's car parking.**

The Planning Code for parking requires 1,000 car spaces, if the 1000 apartments have one bedroom and 2,000 if they have two. In addition, we estimate the legislated parking requirements for the other proposed uses of the site will require more than 3000 spaces. The additional 450 spaces in the proposal will not be enough. And then there's all the spaces needed when a major sporting event takes place!

**Traffic congestion** has not been addressed.

An additional 1,000 dwellings can be expected to generate about 4,500 extra trips per day and we understand that the traffic flow on Canberra Avenue is already at the maximum recommended levels.

Furthermore, the re-development at Stuart Flats will add another 350 apartments to Manuka.

The GNCA is seeking a Master Plan from the Government that covers the whole of Manuka, not just the Oval. And we have been waiting a long time for this.

**Stuart Flats and Gowrie Court re-development plans remain mostly unchanged**

The government has approved Variations to the Territory Plan (Vs 333 & 332) to permit the re-development of the Gowrie Court and Stuart Flats sites. Both precincts are now zoned RZ5 (high density residential). This allows buildings up to 6 storeys, but can be more. We recommended that both sites be zoned RZ2, RZ3, RZ4 and RZ5 to correspond with what is planned. (RZ4 is up to 3 storeys and RZ2 and RZ3 is up to 2 storeys). There is no sense in defining different residential zones and then not using these definitions within a precinct. At the **Gowrie Court** site we argued that two 6 storey towers would not be consistent with the surrounding dwellings, but the government did not agree. As the Minister said: *"After a thorough scrutiny of the issues raised in the public submissions I am satisfied that the six storey building elements in DV332 Gowrie Court are appropriate."*

As a result the number of dwellings will increase from 72 to 180 (two bedrooms).

For the **Stuart Flats** site, three storeys will be allowed on Stuart Street and Evans Crescent, four storeys on the southern part of the area, which is now open space and areas facing St Paul's. We argued that these zonings were incompatible with the character of the surrounding dwellings but the government disagreed and there will be about 500 dwellings where there are now only 146.

It should be noted that any new development on these sites will still be subject to the approval of a Development Application, which includes a public notification period and the opportunity for the GNCA and others to provide comments.

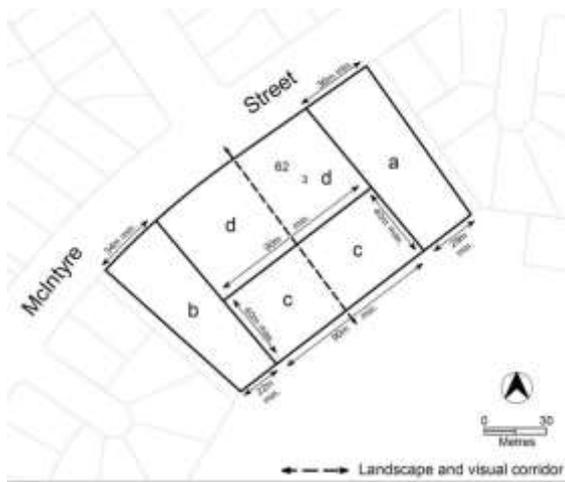


Fig 2a Final zoning for Gowrie Court site (see Fig 2b for legend).

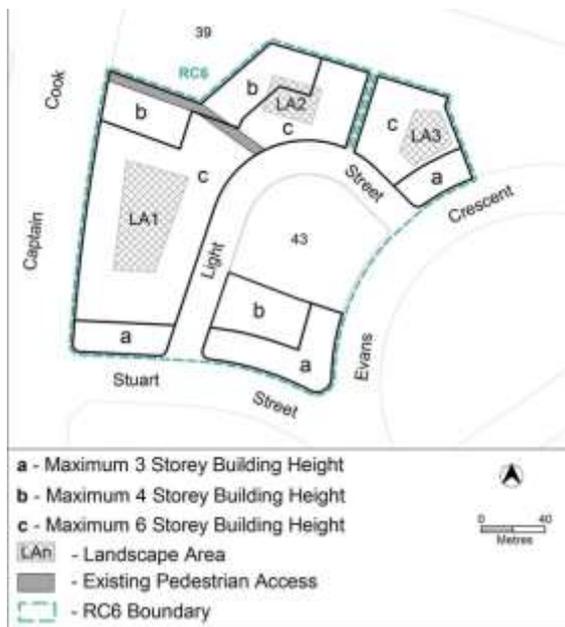


Fig 2b Final zoning for Stuart Flats site (Light Street Precinct).

### Reduced solar access may be coming

In July 2013, Variation 306 to the Territory Plan was enacted. It guaranteed solar access for all residential buildings. However, there is a problem with smaller blocks in newer suburbs where the space between dwellings is sometimes very small.

To fix this problem, a Draft Variation (DV 346) has been tabled. It will apply to **all** Canberra dwellings, and residents could

have their solar access seriously compromised. If the block on their northern aspect is redeveloped, it would provide any northern neighbour privileged access to the sun for any new development, while permitting more shadow on the established southern neighbour's home. And the sunlight to the 'privileged' neighbour could also be blocked later by their northern neighbour.

V346 would deliver worse, not better, solar access for established homes on moderate (so called "midsize blocks between 250m<sup>2</sup> and 500m<sup>2</sup>) and large blocks (greater than 500m<sup>2</sup>). No resident could be sure that their current solar access would be permanent.

GNCA has recommended that a better solution would be to restrict V346 to the smaller blocks (<250m<sup>2</sup>) and leave the other parts of V306 unchanged. Our submission can be accessed on our website.

### The ISCCC

The GNCA participates in and supports the Inner South Canberra Community Council, which represents seven separate Community Associations in Canberra's Inner South (of which GNCA is one). Have a look at the website <http://www.isccc.org.au/> to see its current activities.

The ISCCC has a seat at the government's high level Planning Development Forum and is a member of the Combined Community Councils of the ACT. It provides a voice to government for the whole of Canberra's Inner South and has been very active on many issues affecting the inner south. Read Chairperson Gary Kent's regular contributions to the Canberra Chronicle for more information. The ISCCC meets at 7 pm on the 2nd Tuesday of each month at the National Press Club and local residents are very welcome to be there and raise any issues of concern.

**Blaxland Park**

We have made good progress on Blaxland Park and 21 trees were planted in late 2015. We are now examining options to increase these plantings during 2016.

**Our Meetings**

The GNCA meets on the second Wednesday of each month at 7:30 pm in the East Hotel, 69 Canberra Avenue. These meetings are open to

the public so, please come along to participate. The next dates are 11 May, 8 June, 13 July, 10 August, 14 September, 12 October, 9 November & 14 December. Then there is our **AGM, which will be held at the Griffith Community Hall at 7:30 pm on 22 October 2016** and where Canberra author and historian **Nick Swain** will be talking about Manuka's history and heritage

**A big thankyou to the sponsors during 2016**

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**Café Societea:** Not just the high tea specialist, come and have a coffee or lunch with Jeanette and Philip; tel: 04 1376 1758.

**East Hotel & Apartments:** 69 Canberra Av, Griffith. Studios, apartments and meeting facilities combined with a great location and excellent service; tel: 6295 6925. ([www.easthotel.com.au](http://www.easthotel.com.au)).

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If you are not already a GNCA member, please consider becoming one. The more members we have, the greater our influence will be with the Government and in the community.

**Membership Application:**      **New Member ( )**      **Renewal ( )**

**Name:** .....

**Full Address:** .....

**Phone:** .....(h).....(m)

**Email Address:** .....

**Membership Fee:** \$.....\$10 per person for Annual Financial Membership

**Donation:** \$.....**Total amount:** \$.....(When using EFT, please add your name to the payment form. Bank: Westpac; BSB 032 722; Account 134058; Name: Griffith/Narrabundah Community Association.

**Signature:** ..... **Date:** .....

Please send completed form to PO Box 4127 Manuka, 2603 or scan & send to [info@gnca.org.au](mailto:info@gnca.org.au)