



NEWSLETTER Vol 45 April 2021

A 4 unit, 2-storey Manor House with 9 carparks next door!?

The Demonstration Housing Project - *the thin edge of the wedge?*

The ACT government wants to change the Territory Plan, the Griffith Precinct Code and the Multi-Unit Housing Development Code, so that **one** 4-unit 2-storey Manor House with 9 car parks can be built in Griffith on a block, where the housing is low rise, predominantly single dwelling and low density in character (RZ1). This is being done under the umbrella of the '**Demonstration Housing Project**'. The aim is to deliver medium-fill demonstration housing that could be used for '*high quality medium density infill*'.

Why we do not support it

- The Government should not be changing the residential planning regulations for one block alone, based on the pretext of running an architectural design project.
- "*One off or site-specific Variations to the Territory Plan are not generally supported unless it can be demonstrated that there is an overriding public benefit or good and that it is consistent with the planning objectives of the ACT Government.*" - to quote the government.
- The only beneficiaries, if the Manor House were to be built, would appear to be the proponents, who live there already and will probably sell the units. One of them works for the City Renewal Authority.
- There is no need to test a Manor House in the ACT. They have already been built in NSW. It should be easy to visit some sites in Sydney to find out whether they would work in Canberra.
- The largest investment for most families is the purchase of a home. It is crucial they know what could be built next to them. Families need certainty and trust in the planning system. They do not want the *surprise* of a 4-unit 2-storey, apartment-style dwelling with 9 car parks built next door and impacting on their privacy and amenity.
- If a 4-unit Manor House can be built on this site, they can be built anywhere throughout the suburbs. Cramming a Manor House into an RZ1 zone is not high-quality living.
- In 2018 the Inner South already had the highest ratio of high-density dwellings of Canberra's 8 Districts. Since then, over 2000 new dwellings are in the pipeline, excluding the developments at Kingston Foreshore. There is no need for intensification in the inner-south.
- The project is supposed to "*test the effectiveness of different housing types through real examples and future review through post-occupancy modelling.*" There has been no transparency with the methodology, evaluation criteria or the process to be used.



• *Sketch (on left) provided by the proponents. The car parks and the spatial relationships to the neighbours are not shown.*

Variation 375 should be withdrawn

Tell your Kurrajong MLAs know what you think. Their contact details are on page 5.

The Capitol Hotel is changing the face of Manuka



Stage 1 of the construction of the Capitol Hotel is underway. Image taken on 3 April 2021

Construction of the six storey Capitol Hotel has finally started. The Development Application (DA) for Stage 1 was submitted in June 2018 for the eastern end of Section 96 Griffith, where the Post Office used to be. The DA, comprising 58 rooms, was approved on 10 October 2018 subject to the over 20 changes specified by the planning authority. There was no pre-DA public consultation for Stage 1.

There was an issue with a registered Plane tree near the boundary of the Block. This tree was a well-loved feature of Franklin Street to some, and a misplaced tree to others, but on 15 March 2019, the Conservator of Flora and Fauna cancelled the tree's registration.

The tree was removed the next day. However, the developer agreed to incorporate hanging vegetation on one wall, and to plant more trees at unspecified locations to compensate.

GNCA's main concern with Stage 1 is the on-site parking capacity, which is well below that specified in the Parking and Vehicular Access General Code (PVAGC). According to the Code there should have been 59 on-site parking spaces, instead of the 15 in the application that was approved by the Planning Authority.

The plans for Stage 2 of Section 96, which will fit seamlessly to Stage 1, were subject to Pre-DA public consultation and were also assessed by the National Capital Design Review Panel. This DA is for the construction of a six-storey hotel, with five cinemas, a commercial component, a hotel restaurant, a ballroom, meeting rooms, a gym/sauna and four upper levels of guest rooms providing a total of 122 guest rooms. The basement car park will have space for 42 vehicles.

We had some concerns about whether the front entrance should be in Franklin Street or on Manuka Circle, and how the waste processing facilities would work. However, like Stage 1, our main concern is with the parking. The PVAGC indicates that a total of 334 parking spaces will be required (59 for Stage 1 and 275 for Stage 2). As only a total of 57 (17%) are proposed on site, there will be a shortfall of 277 (83%) places to be absorbed outside the hotel. The proponent wants to use the existing car parks in Manuka. We will have to wait to see whether the Planning Authority agrees with this proposal.

Some of the main issues for 2021

Review of the Territory Plan

The government is reviewing the Territory Plan and the GNCA is advocating several changes to the current system. The new planning system must ensure the Garden City landscape and architectural principles of Canberra are maintained in all developments, particularly with respect to sustainability, and climate change.

The Territory Plan should provide certainty to residents and be easy to understand

People need to know what can be built nearby and there needs to be trust between the community, the government, and developers. No more *ad hoc* spot re-zoning like *Mr Fluffy* or the *Demonstration Housing Project*. The government must comply with its own rules.

All Criteria in the planning codes must be subservient to the Rules

The present situation, where subjective Criteria override quantitative Rules, lacks clarity and common sense. We need mandatory rules for crucial parameters such as Setbacks, Building Heights, Number of Storeys, Solar Access, and Planting Areas.

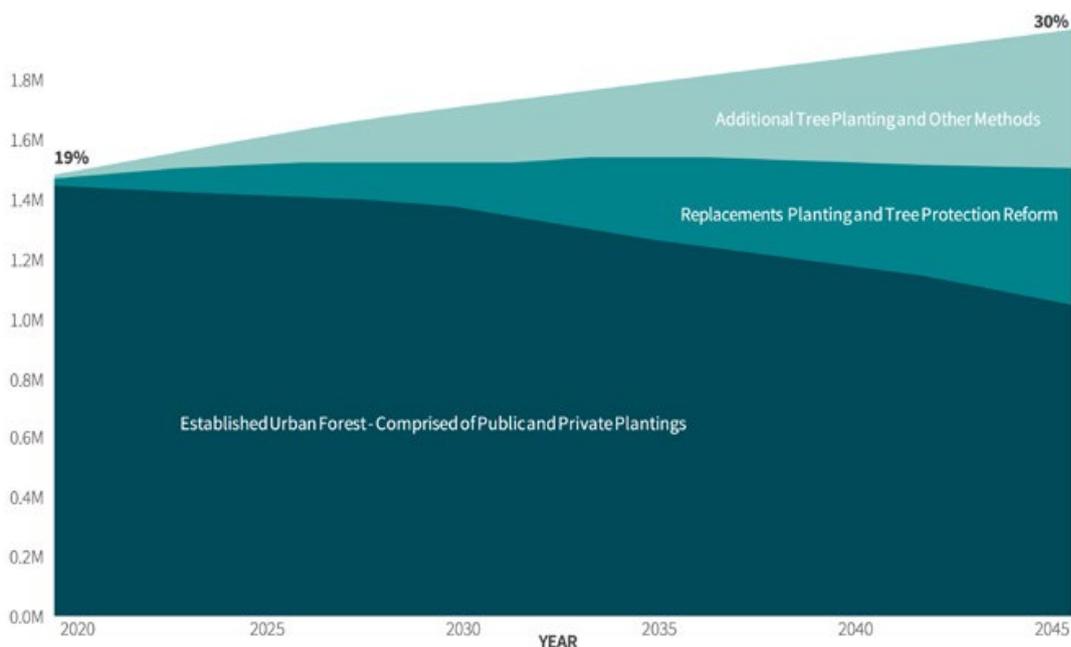
We cannot emphasise enough the requirement for residents to have appropriate solar access throughout the year. Too often we see plans being approved that do not comply with the solar envelope.

Knock-down rebuild DA-exempt developments should be abandoned

The situation regarding DA-exempt knock-down re-builds is totally unacceptable. Neighbours are having to go through FOI requests to obtain copies of some of the plans. There is no appeal mechanism even if the planning or development rules have not been followed or adhered to.

The Urban Forest

The government's objective is to have a 30% tree canopy cover and 30% permeable surfaces in urban areas by 2045. GNCA strongly supports this objective. To achieve this goal over 900,000 trees will have to be planted by 2045. That is 36,000 a year, much more than the 21,000 Minister Steel says will be planted in 2021. There needs to be legislation and more resources to make this happen and at present the government appears to be stalling on these issues. Unfortunately, the legislation needed to make it all happen has been stalled in the Planning Authority for over a year. Bold action is needed now!



Urban Forest Renewal - Roadmap for 30% Canopy Coverage from 2020-2045. The light shading represents new tree plantings, the darker shading represents replacements plantings, and the dark shading represents what would happen if there were no more plantings. In 2020 there were about 1.5 million trees.

Eat, Drink and be Healthy in Griffith

The theme for 2021 raffle was **Eat, Drink and be Healthy in Griffith**. All money raised assists the GNCA to protect the amenity and interests of the Griffith and Narrabundah communities and promote community engagement, representation and advocacy. We also support four volunteer groups, which are maintaining local urban parks.

Outstanding support was obtained from Griffith and Manuka businesses, whom we promote through the Website, Facebook, AGM and our Newsletters. Please support these businesses.



John Needham from Mountain Creek draws a winning ticket.

Gary Kent, John Worcester, Gail McAlpine and Paul Russell, all hard at work at the Narrabundah Festival

The prize winners from the 2021 GNCA raffle

Sponsors	Prize Winners	Suburb
Antica Ricetta Italian	Ron Abela	Narrabundah
Aubergine	Julia Lieser	Barton
Bambusa	Tony Webster	Griffith
Body Temple	Trevor Ayers	Esperance, WA
Caphs Manuka	Margo Firth	Griffith
Essence Salon & Spa	Lori Sciusco	Campbell
Fox Antiques	Taesna Reynolds	Griffith
Griffith Vietnamese 1	Jenny Roberts	Farrer
Griffith Vietnamese 2	Suzanna Gulan	Red Hill
Gryphons 1	Fernando Cirvi	Lyneham
Gryphons 2	Peter Montgomery	Kambah
Griffith Butcher-	Jillian Ray	Forrest
Jewel of India	Melody Stefanuk	Griffith
Macka's Newsagency 1	Kay Combe	Kingston
Macka's Newsagency 2	David Kim	Harrison
Manuka Vet Hospital	Nikki Bensch	Kingston
Mountain Creek 1	Stephanie Dakin	Curtin
Mountain Creek 2	Elliott Brennan	Narrabundah

Organic Energy	Mary Gilmour	Forrest
Pro Thai Massage	Anna Carey	Griffith
Rubicon	Chris Roberts	Griffith
Shoprite	Anne Johnston	Griffith
Studio Sky	Iain Macinnis	Griffith
Sweet Little Café	Mal Owens	Isaacs
The Hierophant 1	Linda Mommoliti	Narrabundah
The Hierophant 2	Jillian Ray	Forrest
The Hierophant 2	Ms Jordy Hansson	Narrabundah
Your Discount Chemist	Jacky Parsons	West Ryde NSW

Participating in the Inner South Canberra Community Council

The Inner South Canberra Community Council is a federation of eight Community Associations in Canberra's Inner South. These are Old Narrabundah Community Council, Griffith Narrabundah Community Association, Kingston Barton Residents Group, Forrest Residents Group, Oaks Estate Residents Association, Red Hill Residents Group, Deakin Residents Association, and Yarralumla Residents Association.

ISCCC provides a representative voice to government for the whole of Canberra's Inner South. It has been very active on many issues affecting our area, particularly in stopping the proposals for waste processing facilities in Fyshwick, which the government banned after the last election. Visit the website (www.isccc.org.au) for more details of its activities.

Meet our Kurrajong members of the Legislative Assembly

Andrew Barr ALP



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Rachel Stephen-Smith ALP



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6205 0011

Elizabeth Lee Liberal



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6205 1919

Rebecca Vasarotti Greens Shane Rattenbury Greens



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6205 0005

If Access Canberra is not working for you, then try your local MLA.

If you have any good ideas, you think might work in your area, then discuss with their staff how you might proceed.

If you want to protest about the MANOR HOUSE in Frome Street, then TELL THEM LOUD AND CLEAR.

GNCA supports four local Volunteer Park Groups

Urban parklands provide some of the most valued features in our suburbs. The GNCA is supporting our local community to maintain these valued facilities.

Blaxland Park was gazetted in 2013 to commemorate the crossing of the Blue Mountains in 1813 by Blaxland, Lawson and Wentworth. Friends of Blaxland Park was formed in 2017 and we have planted more than 50 trees since then. These have been a mixture of native and deciduous exotic trees and there are more to plant in 2021 and 2022. So far and all the trees have survived.

Last summer the ACT government installed over 600m of paths and a water tank for the inevitable drought to come. The park is now much more accessible. Future plans for the park include a small native garden and continual maintenance to maintain the health of the trees. To join the Friends of Blaxland contact Mac Howell at machowell@homemail.com.au



The Griffith Woodlanders taking a break from planting, weeding and caring for the habitat.

Mac Howell admiring a Red Box planted in 2019 and growing fast.

The **Griffith Woodland** Group aims to protect and improve an urban space off La Perouse Street. This site contains a wealth of native trees, shrubs and grasses, including Yellow Box gums, estimated to be at least 150 years old. It needs to be protected so that it can remain a valuable recreation area, habitat and food source for native fauna. Working Bees normally take place every 2nd Sunday of the month, from 9am to 10:30am - ending in tea and biscuits. Anyone is welcome to come along! Contact Libby McCutchan at griffithwoodland@gmail.com for more information.

The **Griffith Park/Wells Gardens** Group has completed the planning for Wells Gardens and is on track to plant 14 new trees this autumn. There will be a mixture of natives and exotics Contact Colin Walters (colinj.walters@outlook.com) for more information.

Bass Gardens main features date back to the original designs in the 1930s. It was named after George Bass, navigator and surgeon and is now a heritage park hosting a wonderful range of native grasses and forbs. Grasses include Speargrass, Wallaby Grass, Kangaroo Grass and Redleg Grass. It is a habitat for the golden sun moth. It also provides an understorey for flowers like the Yellow Rush Lily, Goodenia and Blue Devil. Our volunteer group is attacking invasive weeds and reviewing adaptive mowing regimes. The project aims to protect and recover native grassy ecosystem plants and is also supported by the Friends of Grasslands. Contact Sue Ross (sueross@grapevine.net.au) for more information.



2021 Membership Form

GNCA - Membership Application / **Renewal Form** (for 2021)

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

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

Name (s):

.....

Full Address:

.....

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

Email Address:

.....

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

Donation: \$.....Donations are appreciated. Total amount:

The GNCA has four (4) Membership payment methods. Your support is highly valued!

1. Online EFT payments to Griffith/Narrabundah Community Association, BSB 032 722; Account 134058 (**preferred option**) or
2. Pay by credit card at <https://www.ticketebo.com.au/gnca> (*the GNCA incurs a fee of around 10% using this method*) or
3. In Person at a Westpac Branch - please provide your *telephone number* to the teller, Westpac cannot process your name when paying in person.
4. Cheques addressed to the GNCA & posted to PO Box 4127, MANUKA ACT 2603.

When using methods 1 or 2 please ensure you add your NAME to the payment description. Otherwise we will not know who the payment is from!

Membership Renewals

Providing you have identified yourself via the payment description, we do not require a new Membership Renewal Form unless your contact details have changed.

Attention New Members: Welcome! Please ensure you scan the completed Membership Application Form and forward to info@gnca.org.au OR please mail the form to PO Box 4127, MANUKA ACT 2603. Enquiries or questions, please contact the Secretary at info@gnca.org.au.



A big thankyou to our sponsors during 2021

Antica Ricetta: An authentic and traditional Italian eatery; our pasta, made in-house; dine in or take away; Shop 14, Palmerston Lane, Manuka; 61900914; <https://www.anticaricetta.com.au/contact/>

Aubergine: A local favourite in Canberra, at 18 Barker St., well known for its consistently high levels of food and service; 6260 8666; www.auberginerestaurant.com.au

Bambusa Restaurant: Acclaimed pan-Asian cuisine to eat in or take away in a warmly lit restaurant with smart, modern decor, at 38 Franklin St., Manuka; 6295 1036; <http://www.bambusa-ac.com>.

Body Temple: For massage, beauty, manicures, pedicures, waxing and tinting; uses only natural organic products, at 6/16 Barker St; 0411 543 107; <https://suezegeelan.wixsite.com/bodytemple>;

Caphs Café Bar & Restaurant Manuka: Has a wide selection of modern Australian cuisine to suit the whole family; 6295 9783; www.caphscanberra.com

East Hotel & Apartments: 69 Canberra Av, Griffith. Studios, restaurants, apartments and meeting facilities combined with a great location and excellent service; 6295 6925; www.easthotel.com.au.

Essence Salon & Spa: Treats problem skin through proven and advanced skin care therapies, at Barker St; 6295 0276; <http://www.essencebeauty.com.au>

Fox Antiques, 51 Collie St, Fyshwick. The best range of French antique furniture and Australian original landscape art; 0409 111 723; charliealllott@outlook.com

Griffith Butcher & Bakery; Free range pasture fed specialist butcher without herbicides, pesticides or hormones; home of award winning pies; 6295 9781; <https://griffithbutchery.com.au/>

Grill'd, Manuka: Pop in if you feel like a burger done good or order online, 1/40-42 Franklin Street, 62396111, <https://www.grilld.com.au/restaurants/australian-capital-territory/canberra/manuka>

Gryphons: A chic venue with a relaxed atmosphere, at 16 Barker St, offering quality dining for breakfast, lunch and dinner – or just a snack at any time; 0419 618 679, <http://gryphons.com.au>

Jewel of India: Classic Indian Cuisine in traditional Indian setting or excellent takeaway; 1st Floor, Manuka Court, 11 Bougainville St, Manuka, 6295 6277; <https://jewelofindia.com.au/>

Macka's Griffith Newsagency: Provides Stationery & Office Supplies, Newsagency and NSW Lotteries services, 4 Barker St; 6295 8332; <http://www.mackasnews.com.au>

Manuka Veterinary Hospital: Provides a very high standard of medical and surgical care as well as taking excellent care of our customers; 85 Flinders Way; 6295 6089; <https://www.manukavet.com.au/>

Mountain Creek Wholefoods: For all your culinary herbs and spices, dairy, eco clothing, essential oils and other delights, 14 Barker St; 6295 1474, <https://mountaincreekwholefoods.com.au>

Organic Energy: Offers the best organic fruit and vegetables, as well as house-made organic raw food products, 8A Barker St; 02 6295 6700, <http://www.organicenergycanberra.com.au>

Pro Thais Massage: For relaxing and healing Thai style massages to suit your needs, 10A Barker St; 61564755, www.thaimassagecanberra.com.au

Rubicon: One of Canberra's most exquisite dining experiences, renowned for its award-winning Australian Cuisine, 6a Barker St; 02 6295 9919 <http://www.rubiconrestaurant.com.au>

Shop-Rite: Provides all your grocery and liquor needs, at 2 Barker St; 6295 0781; <https://grocerandco.business.site/>

Studio Skye Hairdressing & Make Up: Studio Skye Hairdressing & Make Up - Shop 1/ 12 Barker St; 0415 880 149

Sweet Little Café: Come and enjoy the coffee and food, with a range of gluten-free options and fresh smoothies, at 12 Barker St, Griffith, 6239 7554.

The Hierophant: The place for natural medicines, homeopathic remedies, herbal extracts, herbal teas, flower essences and essential oils, 6 Barker St; 6295 6939, <http://www.thehierophant.com.au>

Your Discount Chemist, Griffith: At 12 Barker St, over 11,000 products online at www.yourdiscountchemist.com.au; 6295 6725.