



GNCA

Griffith/Narrabundah
Community Association

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cc: EPDcustomerservices@act.gov.au

PRE-DA 'CONSULTATION' BLOCKS 1,2&5 SECTION 96 GRIFFITH

Dear Canberra Town Planning

This letter is on behalf of the Griffith Narrabundah Community Association (GNCA) and the Kingston and Barton Residents Group (KBRG). Between us we have over 800 members. Residents from both areas frequent the Manuka shops and restaurants and are therefore interested in its ongoing development to ensure that it is a vibrant and sustainable precinct into the future.

Capital Hotel Stage 2 should provide significant benefits to the nearby residential and business communities through the provision of new cinemas, meeting facilities and a new hotel. We are looking forward to a high-quality redevelopment on this important site and we believe many nearby residents will be very interested in viewing what is proposed.

We were looking forward to viewing the planning proposals but have been disappointed with the current consultation process so far.

There are three main issues needing attention:

The first issue related to the timing of the pre-DA consultation process. The current guidelines (*Planning and Development (Community Consultation) Guidelines 2017*) aim to 'ensure genuine consultation and engagement occurs' by the 'proponents engaging with the community as early as possible in the design process'.

In the Project Overview, it is stated that 'the proponent is seeking to submit a development application for the proposal in December 2020.' Instead of engaging early in the design process, it is seemingly tacked on at the very end as a box to be ticked by the proponent, rather than genuine consultation.

The second issue relates to the limited interaction available for the consultation. This is a very important development for the whole of the Inner South of Canberra and there should be ample opportunities for residents to view what is being proposed. A one-hour on-line session may not cater properly for the large number of people who would be interested in viewing the plans. Furthermore, as discussed below it is impossible to read several of the dimension numbers on the Project Drawings, and some of the information has not been provided so the period of consultation should be extended for another ten days from the provision of all the information.

We appreciate at the time this consultation was planned that the ACT Government was under tighter COVID-19 restrictions, however with the [updated COVID-19](#)



[guidelines](#) now in place, we request that a broader consultation be considered to allow the community varied options to participate in the process.

The third issue relates to the limited information currently available on the Capital Hotel Stage 2 website, in particular the Project Drawings. At present, even using zoom functions, the dimensions on the Project Drawings are unreadable. This is unsatisfactory and does not comply with the “Minimum Consultation Requirements”, specified in the **Planning and Development (Community Consultation) Guidelines 2017**.

If you cannot read the numbers on the plans, they are not much use.

Paragraph 5 of the Guidelines is specific:

“5. Make available to the community conceptual drawings with appropriate dimensions/measurements including, at minimum:

a site plan (showing parking areas, access and egress, waste areas and communal spaces,)

Indicative floor plans

Elevations

Shadow diagrams if there are likely to be shadow impacts

Perspectives

Landscaping plans, and

Proposed materials and finishes.

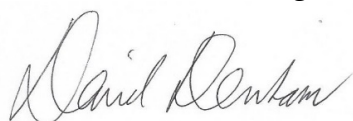
Visual images help the community conceptualise and understand the scale and nature of a development. Providing a range of images from different angles and scales, and of similar developments, can be useful.”

We would also appreciate information on Traffic flow, how the two Capitol Hotels will interact and how the space between Franklin Street and the Hotels will work.

Traffic flow and parking are probably two of the more challenging issues. We need to know how many car parking places are planned.

We do not wish to see any undue delay in the redevelopment of this site, which is currently an eyesore and a major detraction to the vitality of the Manuka Group Centre. We request that the necessary additional information be provided ASAP in an easily accessible form, as well as more opportunities for the community to comment on the plans before any DA is submitted.

We should all be working towards good outcomes.



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