



# LEGISLATIVE ASSEMBLY

FOR THE AUSTRALIAN CAPITAL TERRITORY

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STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES

Jo Clay MLA (Chair), Suzanne Orr MLA (Deputy), Mark Parton MLA

Submission No 39 -

Ms Denise Kay

Inquiry into Giralang

Shops

Received - 7 April 2021

Authorised - 8 April 2021

The Chairperson

The Standing Committee Planning, Transport & City Services.

GPO Box 1020

Canberra ACT 2601

Dear Sir/Madam

Re Enquiry into Giralang Shops ( Relative to Petition 4-21)

A personal note on the Giralang Shops

I moved into Giralang 22 years ago, down on the creek.

At that time the Giralang shops was a busy & vibrant communal precinct .

A pub, hairdresser, take away , a doctor around the corner and others.

Football fields pulsating with little kids .

An award winning school , a vibrant community .

When you plan your retirement you take into consideration amenities close to home.

Shops within walking distance and a pub close to home, almost like Melbourne.

And a doctor.

Twenty years ago sadly once the lessees decided they would knock down the shops and put up a towering “ block of flats “ ( really ? how pedestrian ) next to the school. Leases were not renewed and lives disrupted .

What has been startling and has become evident over the past 20 years is that this government has very little control let alone interest and it appears some fear in dealing with developers .

Compromised at every turn & unable to activate their own “call in powers” . Incredible!

Concerned residents had no friends in this simple request for a good quality development a compromised government and a determined developer was a handbrake on any resolution.

Giralang is a proud community wanting the same facilities as elsewhere . It’s called civic pride and governments should respect and take advantage of it.

My questions are :

1. How much revenue has been lost to the ACTG because of this debacle ?

2. Why is the ACTG unable to force a mischievous lessee to sell/lease the land to someone with a bit more imagination and financial capabilities
3. What supermarkets were approached by Nikkias ? ( if indeed if a supermarket is needed ) and what incentives did they offer , if so what were they?
4. Who were the other retailers approached by the lessee.
5. How many flats were sold ? Any ? Were they too expensive compared to other suburbs. Was this a deliberate ploy by the developers who are obviously committed to only building flats as has been obvious from the beginning with a compliant local government on side.
6. As older Canberrans watching aghast at the awful slummy new developments being approved by the creatively challenged planning department . How can you guarantee that this developer won't just build a slum ? ( they have no aversion to that idea , you only have to look at the slum already there ) and as ACTG don't appear to have control over the developer, design , amenity etc. nor any interest it appears, are we doomed to the mediocre planning on view throughout the city ?
7. Finally I am appalled at the absolute ineptitude in the way the government has dealt with this issue and I would like to see an investigation into the way it was handled and why the government has no control over recalcitrant lessees? You should be embarrassed .

20 years and back to square one. It stinks .....thanks for keeping the value of my property down while raising the rates .

Thank you for considering my opinion.

Denise Kay

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