

QUESTIONS	RESPONSES
Where is the parking for the hotel?	Parking for the hotel has been integrated into the adjacent project being delivered by JWLand (Northbourne Village - DeBurgh). There will be pedestrian access between the two sites so the visitors to the hotel can freely and easily access the basement of Stage 3 and the foyer of Stage 4.
The building is too tall, it should be limited to three stories?	Both the ACT Government and National Capital Authority are supportive of the densification of the Northbourne Avenue corridor. Current height limits are not being exceeded by our proposal.
How does the design respond to the heritage of the surrounding buildings?	When the site was sold by the ACT Government, strict guidelines were incorporated into the sales documentation in relation to the treatment, retention and protection of the three heritage listed representative samples. This also included the heritage curtilages which stipulate building setbacks from all of the heritage buildings. We, in all circumstances, have conformed with the setback requirements that have been deemed adequate and approved by both the ACT Government and the Heritage Unit.
Why has a hotel been chosen for this site and not a more habitable community focused option that could benefit the neighbourhood?	Diversity of uses within a precinct underpin its vibrancy and aids in delivering a mixed use development.
What shading impact to the surrounding properties does the proposed building have?	The shadow diagrams are included within the development application.
Has ACT Planning approved the Stage 4 as a development site?	Yes, it has been shown in the approved EDP as a future development parcel including the access off Northbourne Avenue approved.
Was the development of this site communicated to ACT Planning and the community as part of the overall plan for Northbourne Village?	Yes, commencing back in 2017.
Can you please provide link or reference to the original proposal that included the development blueprint for the entire Northbourne Village project.	Further to the below link, there has been numerous articles by Canberra Times and the Riot Act that outlines the development stages (1-4) which are still available on the Internet. <a href="https://northbournevillage.com.au/about-nv/">https://northbournevillage.com.au/about-nv/</a>
I am an existing resident of Stage 1 Embark. My view is that the construction of such a large number of service apartment will alter the characteristics of Owen Street Heritage flats, totally obstruct our Northern Views and computer graphics presented on your website does not truly represent the congestion that this construction will cause on the Owen Street.	The precinct has had a Traffic Impact Assessment prepared which includes all four stages of development. This Traffic Impact Assessment was approved as part of the Estate Development Plan. With relation to construction, the construction management plans are able to access the site from Northbourne Avenue to minimise construction traffic on Owen Crescent and DeBurgh Street.