



ACT
Government

Environment and Planning

Mr John Edquist
President
Griffith Narrabundah Community Association Inc.
PO BOX 4127
MANUKA ACT 2603

Dear Mr Edquist

Reduction of Territory Plan zoning for Gowrie Court and Stuart Flats

I refer to your letter of 9 October 2016 to the Chief Minister, Mr Andrew Barr MLA, regarding a reduction of the Territory Plan zoning for Gowrie Court and Stuart Flats. I wish to advise you that the ACT Government is presently operating under caretaker conventions and, as such, I am responding to you directly.

The Territory Plan provisions applying to both the Gowrie Court and Stuart Flats sites stipulate the maximum development that can occur on the land. There is nothing to prevent future development of these sites being less than the maximum stated in the Territory Plan. This allows flexibility for future developers to respond to housing market forces.

Any proposals for future redevelopment of land in proximity to either site, including the possible Manuka Oval master planning process, would take into account the maximum development potential of all surrounding sites. This is usual planning practice.

The recent technical amendment for the Red Hill Flats TA2016-08 did not alter the policy purpose or framework of the Red Hill precinct code or the provisions applying to the Red Hill flats site. The amendment did not change the Territory Plan zoning or the maximum density or development potential for the site. On this basis a technical amendment was appropriate to refine a number of provisions relating to that site.

Any proposal to amend the Territory Plan zonings, building heights and development potential for the Stuart Flats and Gowrie Court as you have proposed, would involve a full variation to the Territory Plan. In this regard, all future Territory Plan variations would be dependent on incoming Government priorities and resources.

The consultation processes informed the final Territory Plan provisions for the sites. This included requirements that the taller building elements be located towards the centre of the sites, with a stepping down of building heights towards the edges and at the interface with lower density residential areas. While the Gowrie Court and Stuart Flats sites are included in the RZ5 high density residential zone, the precinct code requirements considerably reduces the actual development potential for both sites. These location specific provisions are a direct response to the respective site conditions, surrounding land uses, traffic analysis and community comments amongst other relevant planning considerations.

I trust this information is of assistance.

Yours sincerely



Dorte Ekelund
Director-General

26 October 2016