

# Griffith/Narrabundah Community Association Inc.

PO Box 4127, Manuka ACT 2603

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## NEWSLETTER Vol 29 April 2013

### We are having a Street Party!



The Griffith Narrabundah Community Association and M16 Artspace, in cooperation with Baptist Community Services, Tandem and St Edmund's College, are holding a "Street Party" on Saturday 18 May 2013 to celebrate the Centenary of Canberra. It will be in the grounds of M16 Artspace in Blaxland Crescent, Griffith from 1pm - 4pm. The theme of the party is **EXPLORE: Portrait of a Suburb**. Did you know that most of our streets are named after explorers and navigators?

#### *Centenary of Canberra*

The Centenary of Canberra has a Portrait of a Nation website and you can explore more about the person your street or suburb is named after and upload your findings to:

[www.portraitofanation.com.au](http://www.portraitofanation.com.au)

Join in and have fun!

#### *The exhibitions*

In **M16 Artspace** you will be able to explore 27 artist studios, 5 workspaces and 3 galleries, with guided tours, open studios and artistic events.

You can meet the artists and also the art organisations based there.

The *Faces of Canberra* exhibition, by Barbara van der Linden, shows portraits of the people in Canberra who make it an interesting place to live. Teffany Theideman's ceramic and mixed media dioramas and sculptures in *Abode* look at the intimate side of a city and the individual dwellings within the bigger picture. The Marsden Arts

Group presents *Something about Canberra*, an artistic view of Canberra.

#### *The Canberra Centenary Cake Competition*

Fire up your creativity and enter the yummiest competition in the Centenary Street Party. No specific themes or rules - just delicious and enjoyable fun.

Judges will award winners in four categories: Adult Homebake; Professional; High School/College/TAFE and Primary and Pre-School.



So go to **CAKE COMPETITION** on our website [www.gnca.org.au](http://www.gnca.org.au) and follow the prompts to register and join in the fun.

Prizes will be provided by Paperchain Bookshop, Griffith Massage, Mackas Newsagency in Griffith, the Old Bus Depot Markets and the Griffith Supermarket.

#### *Opening of Blaxland Park - a big new park!*

Shane Rattenbury, the Minister for Territory and Municipal Services, will open Blaxland Park at the Street Party. The GNCA proposed the name Blaxland Park in July 2012 because Blaxland Crescent and the Blaxland Centre are adjacent to the open space, known previously only by the rather dull name of Section 78. And more! Gregory Blaxland, together with William Lawson and William Wentworth set off in May 1813, to be

the first Europeans to cross the Blue Mountains. So 2013 is not only the centenary of Canberra but, also the bi-centenary of Blaxland's exploration across the Blue Mountains.



*Gregory Blaxland 1778-1853*

We are delighted that Dr John Blaxland, the great great grandson of Gregory Blaxland, will join us to speak at the ceremony.

The ACT government approved the gazettal of Blaxland Park on 28 March 2013, in time to celebrate the naming at our Party. You will have the opportunity to sketch out what features the park might contain. Open space is so valuable in the inner Canberra suburbs - we must make the most of it.

#### ***Other attractions***

And there is more; there will be live music from school bands, performances by ***Jumptown! Swing***, a sausage sizzle sponsored by the ***Baptist Community Services***, a café-coffee cart, booths from the local Griffith Shop keepers and much more!

**So put Saturday 18 May in your diary and be there to join in the community activities.**

### **Some Issues for GNCA in 2013**

#### ***The Brumbies***

After four months considering the Brumbies Development Application, Minister Corbell short circuited the normal planning process and approved



*Blaxland Park*

the Brumbies Development on 5 April 2013.

It is not possible to appeal his decision through the ACT Civil and Administrative Tribunal.

The proposal still has a higher dwelling density (78 dwellings/ha) than is required under RZ4 zoning for a medium density residential development (25-60 dwellings per hectare). The number of dwellings has only been reduced from 134 to 131.

Visitor parking arrangements still do not appear to comply with the Code; only nine have been provided on the site instead of the 34 required in the Code; the increased traffic flows resulting from the development seem to have been ignored and the situation with regard to the flood study is unclear. A very disappointing outcome.

However, all was not lost because without the GNCA and the community's efforts, we would now probably have no Precinct Code to protect the surrounds of the site and Griffith Oval No 1 would not be listed as a heritage site.

## DV 306 – Residential Development

The government has finally made a decision on Draft Variation 306. This Variation to the Territory Plan affects all matters relating to people who live in Canberra. Although the GNCA agrees with many of the changes, the plot ratio issue for single dwellings is still unsatisfactory.

The rules still fail to prevent houses in RZ1 zones from covering more than 50% of a block. The

government has agreed in principle to introduce a sliding scale for blocks larger than 500 m<sup>2</sup>.

Unfortunately, this will not prevent whole blocks being occupied by a single dwelling because courtyards/internal pools are not included in the Gross Floor Area (GFA). We will continue to lobby for a method in which the GFA is defined as the ground area of the building surrounded by the external vertices.

**What is RZ1?** Residential Zones in the ACT are where the main use for the land is for housing. There are five different zones and the table below shows some of the main planning controls, for each of these zones. However, as you know, planning and development in the ACT is very complex, so for more detailed information you will have to go to the planning authorities website: <http://www.actpla.act.gov.au>

Zone Parameter	RZ1 Suburban	RZ2 Suburban Core	RZ3 Urban Low Rise Residential	RZ4 Urban Medium Rise Residential	RZ5 Urban High Rise Residential
Plot ratio for single dwellings on large blocks (> 500m <sup>2</sup> )	50%	50%	50%	50%	50%
Plot ratio for dual occupancy/multi-unit (single dwelling block)	formula up to 35%	35% or 50% (depending on location of second house)	65%	80%	N/A
Number of storeys	2 storey (1 storey rear dwelling)	2 storey		3 storey	6 storeys plus area specific provisions
Maximum height	8.5m	8.5m	9.5m	12.5m	21.5m
Attics and basements	permitted but not in addition to 2 storeys	permitted			

Most of the areas of Griffith/Narrabundah are in RZ1, but RZ2 is in place nearer than 200 metres from the shops in Griffith, Narrabundah and Manuka.

If you go to <http://www.actmapl.act.gov.au/desktop.html> and click on ‘Territory Plan and National Capital Plan for desktop’ you can see where the zones are located. The pink areas are RZ2 zones. Most of the other residential zones, coloured brown are RZ1. The Brumbies proposed development is shaded bright red (RZ4) – you can see how anomalous the zoning is.

## Other Issues

### Improve building re-development processes

At present when knock down re-builds take place the trees, verges and neighbours are often adversely affected. We will continue to lobby government to improve the:

- protection of trees and verges during re-developments - Minister Rattenbury has given a commitment to tackle this issue;

- processes for Exempt Provisions for knock down/rebuilds
- traffic and parking arrangements during re-developments.

We will also monitor and aim to ensure that development in the area complies with existing planning rules. And continue to monitor the effectiveness of speed humps in and around Flinders Way.

## Support for the ISCCC

The GNCA participates in and supports the Inner South Canberra Community Council, which represents seven separate Community Associations in Canberra's Inner South (of which GNCA is one).

At 7 pm on Tuesday 16 April 2013 at the Eastlake Club in Kingston, the ISCCC will be hosting a meeting on **Health Care Matters in the Inner South.**

Access to quality health services is one of the most important issues for any community and inner south Canberra is no different. It is not the exclusive preserve of the wealthy and privileged, and many residents depend on health services provided by the community sector. The inner south has a relatively high proportion of the aged and infirm and this has a special impact on the type of services required.

### *For your diary*

Date (2013)	Event	Location
Wed 10 April 7:30 pm	GNCA Committee Meeting – open to all members	Eastlake Club, corner of Oxley and Eyre Streets, Griffith
Tue 16 April 7:00 pm	ISCCC, Health Care Matters in the Inner South. Public meeting	Eastlake Club corner of Oxley and Eyre Streets, Griffith
Wed 8 May 7:30 pm	GNCA Committee Meeting – open to all members	Eastlake Club, corner of Oxley and Eyre Streets, Griffith
Sat 18 May 2-4 pm	Street party <i>Explore: portrait of a suburb</i> Art, cakes, music, parks and more	Blaxland House, M16 Artspace, Blaxland Crescent

*Come and join us at our meetings to contribute to any of these issues or raise concerns where we may be able to help. We meet every month in the Eastlake Club (corner of the corner of Oxley and Eyre Streets, Griffith) at 7:30 pm on the second Wednesday of the month (see our website).*

## Griffith/Narrabundah Community Association Inc., PO Box 4127, Manuka ACT 2603 Membership Application / Renewal Form

### PLEASE PRINT CLEARLY

Name: \_\_\_\_\_ Membership Fee / Donation: \$ \_\_\_\_\_

Full Address: \_\_\_\_\_ (\$10 is the minimum for Financial Membership)

\_\_\_\_\_ Post Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

### **Thank you to our Fine Dining Raffle sponsors**

We would like to thank the three local businesses, **Aubergine, ShopRite and Café Societea**. They provide generous support to our Association by donating gourmet dining, wine and high teas for our 2013 raffle.

Health care isn't just about our individual needs but also about how it relates to the needs of family and friends.

The public forum will focus on the availability of health infrastructure and services in our part of Canberra. The HealthCare Consumers Association, Medicare Local and other community health representatives will present and discuss a range of information on this important subject. HCCA is the peak health consumer advocacy body in the ACT, supporting and developing health consumer perspectives and policy in the Territory for over 30 years.

The meeting will be held at 7 pm on Tuesday 16 April 2013 at the Eastlake Club in Kingston. Further details are available on the ISCCC website [www.isccc.org.au](http://www.isccc.org.au)