

Griffith/Narrabundah Community Association Inc.

PO Box 4127, Manuka ACT 2603

Website: www.gnca.org.au

Email: info@gnca.org.au

NEWSLETTER Vol 30 September 2013

Come and hear the Government Architect

The population of Canberra is likely to reach 700,000 by 2060. To cater for this growth the ACT Government plans to encourage more development in and around group and town centres so that more Canberrans can live and work close to transport corridors and their places of work. This growth poses major challenges in terms of the design and construction of new buildings in a sustainable and liveable city.

To discuss some of these challenges, Professor Alastair Swain, the inaugural ACT Government Architect, has accepted our invitation to speak at the Griffith Community Hall at 7 pm on Wednesday 23 October 2013.

Everyone is invited to be there.

Professor Swain's role is to provide leadership and advice to the Government and its agencies on architecture and urban design. He is recognized as a leading architect in the ACT and amongst the nation's leaders in sustainable design.

He has been asked to speak on the architectural challenges facing the ACT as a result of increasing population density.

His talk will be followed by our AGM where we will elect the new committee for 2014 and plan our future activities.

What happened at the Brumbies?

After four months considering the Brumbies Development Application (DA), Minister Corbell used his *call-in powers* to approve the project on 2 April 2013. The City Chronicle of 25 June 2013 printed the text of an article we sent to all MLAs.

Minister Corbell has responded to this article and although the Minister is within his rights to use his *call-in powers* and the construction of the 131 apartments is likely to proceed. There are several unanswered questions.

Why, if the DA met all the requirements of the Territory Plan, was it necessary to use his *call in powers*?

Why he thought it would be of benefit to the community to allow on-street parking for at least 24 vehicles for visitors, when there should be policy to reduce on-street parking throughout the ACT.



Austin Street might look like this if visitors to the Brumbies apartments have to park in the street.

How does the DA comply with the objectives for a medium density residential development, when the dwelling density of 78 per hectare, far exceeds the 25 – 60 dwellings per hectare specified for medium density housing in the Canberra Spatial Plan?

Why the government waived the \$7.5 million Lease Variation Charge, when the development was supposed to provide long term viability to the Brumbies through the normal planning process?

Finally, the recommendation by the Legislative Assembly's Standing Committee on Planning that any redevelopment be conditional on "comprehensive flood studies" being undertaken and made publicly available has been ignored. It may well be that the development will not impact on the surrounding areas and that it will be safe from flooding.

However, the evidence presented in the DA does not validate this conclusion. For example; the models used to estimate the flood hazard are based on "*the 1-hour storm*". Unfortunately, the rainfall during the 1 hour duration is not specified; and the calculations used to obtain the estimates are not shown.

Since June we have obtained a commitment from Minister Rattenbury that the developer will consult with the GNCA when the plans for workers' car parking arrangements are being developed. Meanwhile the Inner South Community Council (ISCCC) has followed up on the waiving of the Lease Variation Charge (LVC). It has written to the Chief Minister requesting information on:

- When did the Brumbies first raise the possibility of waiving the LVC with the Government?
- Was the Government provided with a business plan by the Brumbies on which to make its decision? and
- What criteria were used to waive the whole \$7.5 million?

We believe the current situation should be clarified so that all agencies seeking to re-zone and redevelop know where they stand with respect to the criteria used to waive or reduce any LVC. There needs to be transparency so tax payers can have confidence that community interest is being properly maintained.

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). The ISCCC provides a whole of Inner South Canberra approach to community issues. Its main objective is to maintain and improve the social, cultural economic and environmental well-being of South Canberra. Come to its AGM at the Eastlake Club at 7 pm on 26 November 2013.

The Griffith Centenary Street party on 18 May 2013

M16 Artspace and GNCA, along with and other local communities, organised a very successful Canberra Centenary Party in the grounds of M16. Approximately 700 people attended the event. There were Art Displays, a Cake Competition, a Design-a-Park activity, local bands playing, food, several charity stalls. Minister Rattenbury formally opened Blaxland Park and the Royal Australian Mint presented the GNCA with a \$10 Proof Fine Silver Coin

to commemorate the bicentenary of the crossing of the Blue Mountains by Blaxland, Lawson and Wentworth in 1813. This will be the prize for the winner of the Design a Park competition for secondary students.

We plan to have another street party on **Saturday 3 May 2014**, so put that in your diary now!



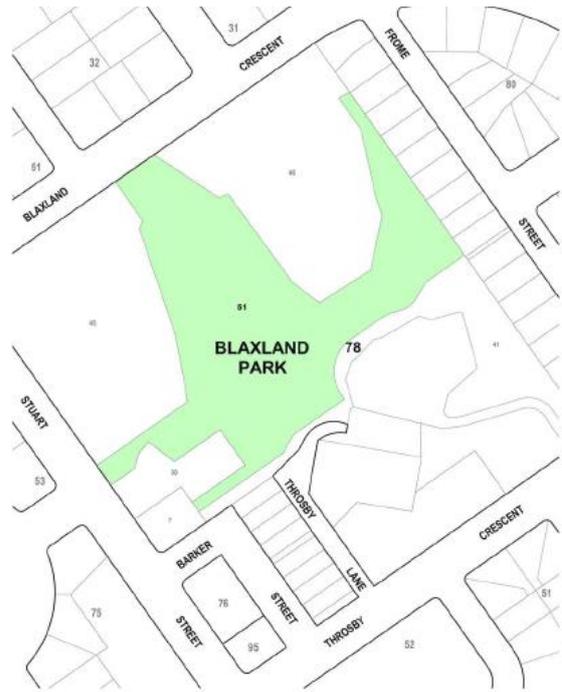
Lynn Mills, judging the cakes

What's happening at Blaxland Park?

Well not much yet. The Government Directorate (TAMS), which is responsible for parks, has no money in the 2013/14 financial year for Blaxland Park signage. We have a commitment that a bid will be made in 2014/15 for this work, which is estimated to cost about \$10,000. In the meantime we are working to develop a plan for the park in terms of what facilities should be there in the long term. Students from St Edmund's are participating in the Design a Park competition and the GNCA will be discussing with TAMS and local

stakeholders to develop the plan. We also have 20 different designs prepared at the Street Party in May and we will be drawing on these ideas.

If you come to our AGM on 23 October 2013 at the Griffith Community Hall you will be able to see the winning entry in the Design a Park Competition.



Trees and verges

The GNCA has been monitoring the protection of trees and verges during re-development in the Griffith Narrabundah area. At the last count we had 38 sites listed on our watch list, of which 10 provided no protection for the street trees. The main problem is that most of these are knockdown rebuilds that are exempt from having to submit a Development Application. Consequently TAMS, who is responsible for government assets, including street trees and verges, does not know that a re-development is underway. We have been providing TAMS with our survey results and recently there has been a significant improvement in the protection of street trees. The ABC showed a

segment on the 7 pm news on 4 September and if you look at the website:

<http://www.abc.net.au/news/2013-09-04/builders-accused-of-failing-to-protect-government/4936076>

you will see a very balanced report on the issues involved.

Manuka Celebrates

Manuka is celebrating Canberra's Centenary with a Street Party on Saturday 12 October 2013. This will be an all-day event, opened by The Chief Minister. Go to www.manukabiz.com.au for the complete program



For your diary

Date (2013)	Event	Location
Sat 12 Oct 2013	Manuka Celebrates all day Centenary Street Party	Manuka
Wed 23 October 2013 7:00 pm	GNCA AGM, Alastair Swayn Government Architect speaks, Design a Park winners announced	Griffith Community Hall, Stuart Street, Griffith
Wed 13 November 2013 7:30 pm	GNCA Committee Meeting –Election of officers; open to all members	Eastlake Club corner of Oxley and Eyre Streets, Griffith
Tues 26 November 2013 7:00 pm	ISCCC AGM	Eastlake Club, corner of Oxley and Eyre Streets, Griffith
Sat 3 May 2014 1-4 pm	Street party <i>Explore: portrait of a suburb</i> Art, cakes, music, parks and more	Blaxland House, M16 Artspace, Blaxland Crescent

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.