

Griffith/Narrabundah Community Association Inc.

Website: www.gnca.org.au

Email: info@gnca.org.au

NEWSLETTER Vol 27 April 2012

What's making News?

The Brumbies

Background

Draft Variation 307 to the Territory Plan, is to rezone Block 15 Section 42 Griffith from CZ6, *Leisure and Accommodation* to RZ4 *Medium Density Residential Zone*. This will allow the construction of buildings up to 3 storeys with attics and basements on the site occupied by the Brumbies club house.

The GNCA opposes this change because the scale of the proposed re-development would be completely out of character with the surrounding environment, and it has been driven by the financial viability of a sporting club rather than good planning principles.

At the same time the Brumbies applied to buy-out their concessional lease to operate a bowling club for \$280,000 so the land could be re-zoned to RZ4.

GNCA submitted objections to both these applications (see our website).

In August 2011 the Minister for Planning, Simon Corbell, referred DV 307 to the Legislative Assembly's Standing Committee on Planning. He also stated that he would not consider the concessional lease issue until the Planning Committee had reported.

What happened next

GNCA and our umbrella group the Inner South Canberra Community Centre made presentations to the Committee in 2011 (see: <http://www.parliament.act.gov.au/committees> for the transcripts).

Then over the Christmas period Simon Corbell went on leave and Andrew Barr acted as Minister for Planning. He wasted no time in sending the application to de-concessionalise the lease to ACTPLA, without even telling the Planning Committee what he had done! So the

deconcessionalisation has now been approved – and there is no appeal.

The GNCA submitted a proposal for Heritage listing for Block 15 and the Heritage Council will assess this application on 12 April (more details on our website).

At the end of February the Planning Committee reported, and although it recommended a change of zoning to RZ4, it did so on the condition that a precinct code is developed for the site. (A precinct code is a bit like the old neighbourhood plan and has precedence over the prescribed zoning.)

The recommendation was that the precinct code would ensure that:

- the trees on the perimeters of the site are protected, because of their importance from both heritage and environmental perspectives;
- the 'green corridor' in the vicinity of the original creek from Manuka to Mugga Way is maintained with a 35 metre buffer on either side of the creek;
- any residential development not have more than one level of basement car-parking; and
- a comprehensive flood study for the site is undertaken.

GNCA is convinced that if RZ4 zoning were to be introduced without the conditions recommended by the Committee, we would finish up with a very bad outcome that is detrimental to this part of Canberra and is not worthy of our national capital. We have met with Simon Corbell, who has referred the Committee's report to the Planning Authority for advice. We have also written to all the Members of the Legislative Assembly on the issue. We are pleased that many of our members have also written to the Minister and await further developments.

Changes to residential development codes DV 306

Draft Variation 306 to the Territory Plan proposes changes to the rules governing residential development in the ACT. GNCA has serious concerns about some of these proposals and made 20 recommendations for changes to the draft (see our website). These included: making the Territory Plan easier to use; restoring Neighborhood Plans; revising plot ratios, setbacks and height specifications to ensure that blocks are not over-developed; revising the planning zone objectives to improve the clarity of what can be built in each zone; and changing the planning procedures so that adjacent neighbours are advised and have an opportunity to comment on all development applications. At present the house next door could be bulldozed without any warning. GNCA made a submission on this draft variation in 2011 and a revised version, which we are currently analyzing, was produced in March 2012.

The Minister Simon Corbell has said that he will refer DV306 to the Standing Committee on Planning and the GNCA will seek an opportunity to appear before that committee.

Draft ACT Planning Strategy

A new Draft ACT Planning Strategy was launched by the Government in October 2011. The Strategy aims to cope with the additional 65,000 new dwellings expected in the ACT between now and 2030. However, our analysis indicates that there is no compelling evidence Canberra's projected population growth and future needs cannot be met under the current planning regime. We are also not in favour of the urban intensification that is

proposed within one kilometre of all major transport corridors, such as Adelaide and Wentworth Avenues – we don't want more Parramatta Road look-alikes in Canberra. See our website for our submission and http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/planning_strategy for more information.

Transport for Canberra

GNCA submitted comments on the *Draft Transport for Canberra* document (see our website). The main emphasis in the plan is to improve the frequency of bus services on major routes and encourage much more "active travel" (i.e. cycling and walking). Improvement of public transport is being closely linked with urban intensification and especially much denser development along major routes. See: http://www.environment.act.gov.au/transport_and_planning/transport_for_canberra for more information.

Flinders Way Traffic Calming

Many of our members have complained about the traffic 'calming' devices installed in and around Flinders Way. We complained about the lack of consultation before these impediments were installed. Well you now have an opportunity to provide feedback on this issue. Go to <http://timetotalk.act.gov.au/> and have your say.

Baptist Community Services 160 bed residential aged care facility

Work on this development has now started and the GNCA is keeping a close watch on progress.

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

PLEASE PRINT CLEARLY

Name: _____

Membership Fee / Donation: \$_____

Full Address: _____

(Amount Enclosed - \$10 Min for Financial Membership)

_____ Post Code: _____

Phone: _____

Signature: _____

Date: _____ Email: _____