

Griffith/Narrabundah Community Association Inc.

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Griffith - the Garden Suburb



The 2014 Griffith Street Party will be held from 12:30-4:00 pm on Saturday 3 May 2014 at M16 Artspace in Blaxland Crescent. The Griffith Party is an annual event aimed at building community networks and promoting local organisations and businesses.

The theme this year is *Our Garden Suburb* and the Party will showcase the strengths of our local community through a range of activities. M16 Artspace will be transformed into a garden with a pop-up exhibition of sculpture. There will be art exhibitions, open studios, live music, dance, stalls, food, massage, talks on using garden materials in art making and health, how to avoid injury in the garden, bonsai demonstrations and of course the annual cake competition.

There will be four categories of entry in the Cake Competition: Professional, Adult Home Bake, High School/College/TAFE students, and Primary/Pre-school entries. Please send entries to info@gnca.org.au or littlefay@gmail.com before 26 April or register on our website at www.gnca.org.au/griffiths-party-cake-competition-2014.

There is no entrance fee and there will be good prizes.

What's happening at the Brumbies site?

The re-development of the old Brumbies site is going ahead as planned. The approved development comprises 131 apartments on the 1.68 ha site; many more than the maximum density of 60/ha specified in the ACT's Spatial Plan for medium density housing.

The Brumbies paid a de-concessional charge of \$270,000; sold the land for \$11.375M in 2013 and the estimated cost to construct the apartments is \$21.65M. So both the Brumbies and the developer should be pleased with the outcome. A pity about the over-crowding.

We have consulted with the developer regarding tree protection on the site and, apart from one Chinese Elm in Austin Street, the measures taken appear to be satisfactory.

The Development Application for the public footpaths around the site has been submitted and should proceed as planned.

We wrote to the government expressing our concerns that the flood assessment shown in the Development Application was flawed. We have also followed up on the government's rejection of our suggestion that the definition for Medium Density Housing be incorporated in the ACT's Planning and Development Act. At present the definition (25-60 dwellings/ha) is only listed in the Glossary of the Spatial Plan and has no legal standing – in spite of the fact that the terms low density, medium density and high density occur throughout the Act and the Regulations.

Concessional Leases

GNCA drafted a submission on the management of concessional leases. This was sent to the Chief Minister from the Combined Canberra Community Councils. It stated that the management of concessional leases over recent years has given rise to considerable community concern. The present arrangements lack transparency and consistency and therefore do not accord with sound public policy. Lessees have been able to benefit, at the expense of the community, by not complying with the conditions of their lease and selling their land for substantial profits.

We recommended seven actions by government to restore public confidence in the management of concessional leases and ensure they serve community purposes, rather than individual leaseholders.

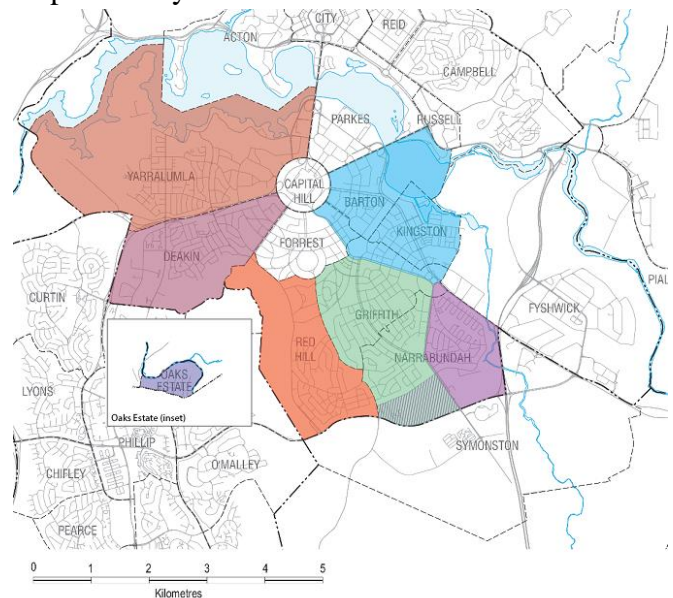
The letter can be seen on the ISCCC website and two of the seven recommendations to government are:

- *When granting any new concessional lease, the terms of the lease should be such that, should the terms of the lease no longer be complied with, the concessional lease should lapse. and*
- *To improve consistency and transparency, the Government should establish and make publicly available a data base of all concessional leases in the ACT and the financial arrangements that apply regarding annual leasing charges for each of these concessional leases.*

So far, no response has been received.

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 map below shows the areas on responsibility for each of the Associations.



Areas of the ACT covered by the seven associations in the ISCCC. The shaded area surrounded by Red Hill, Griffith and Narrabundah is 'managed' jointly by GNCA and the ONCC, depending on the issue.

The ISCCC has a seat at the government's high level Planning Development Forum and represents GNCA on the Combined Community Councils of the ACT. It provides a voice to government for the whole of Canberra's Inner South.

Blaxland Park

We have met with M16Artspace, the Baptist Community Services' landscape architect and some of the Griffith shopkeepers to discuss our plans for the park. We have written to Minister Rattenbury requesting funding in 2014/15 for signage for the park and to develop a five-year plan, so that any tree planting can get underway as soon as possible.

Solar access

GNCA participated in a workshop convened by the ACT government to address the issue of solar access for residences. Variation 306 of the Territory Plan, which was effected in 2013, aimed to improve solar access and limit overshadowing of neighbouring properties.

Unfortunately, these changes caused some difficulties for builders and architects. Consequently, the government proposed returning to the earlier definition before V306. As a result, some houses could be overshadowed and several community groups and architects protested.

The workshop, attended by builders, architects and other stakeholders, addressed these issues. Everyone agreed with the goal that all Canberrans should be able to have good solar access and the workshop explored ways how best to meet that

goal. Work is continuing to find better outcomes and we strongly support this method of consultation.

Trees and Verges

The GNCA has been monitoring the protection of trees and verges during re-development in the Griffith/Narrabundah area and providing the information to Territory and Municipal Services. A census was carried out of all streets in June 2013, and again in January 2014. At the last count we had 31 sites listed on our watch list, of which 14 provided no protection for the street trees. Others had not protected verges, risking damage to tree roots or compaction of the soil. Compaction can reduce access to water and minerals by the roots, thus stunting growth or exacerbating any weakness or disease in a tree.

Because the directorate responsible for trees and verges (TAMS) is often never advised when many of the developments are going to start, there is often no protection in place.

The government gave a commitment to fix the problem in August 2012, and although the situation has improved significantly in recent months, there are still major problems.

Open Space Data Base

There is a perception that 'Active Outdoor Recreation' spaces are being lost, particularly in Canberra's Inner South. As the dwelling density increases it will become more important to ensure that these spaces are preserved and maintained. The GNCA has prepared a spread sheet showing what areas of open space have been lost and other ISCCC members are

doing the same for their areas. The objective is to provide a factual background to any representations to the Government on this issue. So far we have identified a loss of approximately 15 hectares in the last 25 years in our area.

Parking in Inner South Canberra

On 1 July 2014 the Australian Government will introduce paid parking into the Parliamentary Triangle. We expect this will create even more parking pressure for the residents of suburbs nearby. At a meeting with the Government to discuss the issue we were told that there are only 15 parking inspectors to cover the whole of the ACT. The

ISCCC has written to the Chief Minister recommending that more inspectors be employed and that parking entitlements are enforced. We also recommended that, on the eastern segment of McMillan Crescent, parking be allowed on only one side of the street to make the street safer.

Our 2014 Raffle

The **Fine Dining in Griffith** raffle is now underway. Buy your tickets at the Griffith shops on a Saturday morning for a chance to win one of the four great prizes. The raffle will be drawn at the Griffith Street Party at M16 Artspace on 3 May at 2.30pm.

A big thank you to the sponsors of our annual "Fine Dining in Griffith" Raffle
Aubergine: A local favourite in Canberra, well known for its consistently high levels of food and service; tel: 6260 8666 (<http://www.auberginerestaurant.com.au/>).
Café Societea: Not just the high tea specialist, come and have a coffee or lunch with Jeanette and Philip; tel: 6260 6977.
Rubicon: A cosy retreat for those who love good food and great wine; tel: 6295 9919 (<http://rubiconrestaurant.com/home>).
Shop-Rite: Provides all your grocery and liquor needs; tel: 6295 0781.

Membership Application / Renewal Form

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Full Address:
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Phone:(h).....(m)

Email Address:

Membership Fee: \$..... \$10 per person for Annual Financial Membership

Donation: \$.....

Total amount: \$.....

Signature:

Date: