

Griffith/Narrabundah Community Association Inc.

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NEWSLETTER

No. 24 November 2010

2010 Annual General Meeting Invitation to all residents to attend 6.30 pm Thursday, 25 November 2010 Italo Australian Club, 78 Franklin St, Forrest

The Griffith/Narrabundah Community Association Inc. was formed in November 2000. The objects and purposes of the Association are 'to protect the amenity and interests of the Griffith and Narrabundah communities, particularly in relation to community facilities and open space.'

You are invited to attend the 2010 AGM to get the latest updates on current key issues and express your views on future directions for the Association.

Key issues for discussion

Redevelopment of Brumbies Facilities

The Brumbies have indicated in public statements that they intend to seek a new site elsewhere in Canberra for their headquarters and training facilities and that as part of their future strategy they will pursue their proposal to redevelop Block 15 (the site of their current headquarters on the corner of La Perouse and Austin Streets). We understand that this involves the construction of up to 150 apartments. A redevelopment of this nature would require a rezoning through a variation of the Territory Plan. We consider that a variation of the Territory Plan for this purpose should be opposed.

Aged Care Facility for Baptist Community Services (former O'Connell Centre)

Our Association has for many years been supportive of proposals to redevelop the former O'Connell Centre site as an aged care facility. However, there are significant aspects of the current proposal that are of grave concern and which we believe are in breach of the Territory Plan. In particular, it appears from the plans that the proposed facility would far exceed the allowable plot ratio. We also have concerns that the character and scale of the proposed facility is not consistent with the surrounding environment and that it would involve the destruction of a large number of trees of a high or medium conservation value.

These concerns were raised by the Association at earlier stages in the process, with the hope that the design would be modified. Unfortunately they appear to have been totally disregarded. We have lodged an objection to the Development Application and are awaiting a response.

Capital Golf Club

The Vikings Group is considering closing all or part of the Capital Golf Course and redeveloping the site. Considerable concern has been expressed at meetings held to discuss the issue. A variation to the Territory Plan would probably be required if the Vikings were to pursue the redevelopment proposal.

GNCA has been supportive of the position taken by the Old Narrabundah Community Council, which has emphasised the importance of retaining areas that are designated as recreation or open space areas.

Planning reforms

The ACT Government is encouraging everyone in the community to participate in shaping the future of Canberra, and in planning issues. Here are some of the proposals we plan to make to Government:

- Improved explanatory statements for proposed Variations to the Territory Plan.
- Reinstatement of full recognition of Neighbourhood Plans and strengthening of suburb-specific building controls.

- A requirement that all applications to change the Territory Plan be publicly notifiable and open to public comment.
- A statutory prohibition on any applications to vary the Territory Plan by changing the zoning of any areas zoned Urban Open Space or Community Facility unless approved by a two-thirds majority of all Legislative Assembly members.
- Reform of third party appeal rules to give standing to more people.
- Relating the time available for comment on a Development Application to the estimated value of the proposed development.
- Changing the rules governing Code Track approvals so that adjacent neighbours are advised of the proposal and have an opportunity to comment.

Draft Variation 303 to the Territory Plan
 GNCA lodged a submission expressing strong concerns about many of the proposals contained in DV 303 to the Territory Plan relating to residential development. These concerns are shared by a number of other community organisations. DV 303 remains under consideration by the Government; the likelihood is that it will be

withdrawn and replaced with a revised set of proposals. We will need to monitor developments very closely.

Urban Forest Renewal

The trees in the streets and parks of our suburb need much better maintenance and there are several instances where trees have been removed and not replaced. We have recently made representations to Government about this issue. Trees that have been removed need to be replaced. More fundamentally, a long term plan needs to be developed for tree replacement and/or replanting, as an integral part of a plan for renewal of urban trees in the Inner South.

Griffith Neighbourhood Hall

The new Griffith Neighbourhood Hall was opened by the Minister for Disability, Housing and Community Services, Ms Joy Burch on Wednesday, 3 November 2010. We had hoped to hold our AGM and future committee meeting there, but this will not be possible as the Hall has been reserved, at the government’s direction, for dance groups, on all weekday evenings except Fridays.

Membership of the Griffith/Narrabundah Community Association

To join or renew your membership for 2011, please complete the form below and mail it to PO Box 4127, Manuka ACT 2603, or hand it to a Committee Member at the AGM.

PLEASE PRINT

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

Full Address:\$10 to become financial member

.....Post Code:.....Tel:.....

Signature:Date:Email:.....

Members will be on our email circulation list for news and general information.

GNCA Committee for 2010/11

Members interested in taking an active role in the Association are encouraged to nominate for the Committee. As a committee member you can help the association advance its work in protecting our community, especially community facilities and open space. Nominations can either be sent in advance to the Secretary (Marguerite Castello, 41 Captain Cook Crescent) or submitted at the AGM. The executive positions of President, Vice-President, Secretary and Treasurer are elected by the Committee at its first meeting after the AGM.

Thank you to our Fine Dining Raffle sponsors

Our Association would like to thank the three local restaurants, **Aubergine, EU Café and Rubicon.** They provided generous support to our association by donating meals to the value of \$100 in each of their restaurants.