

GRIFFITH

Neighbourhood Plan

A sustainable future for Griffith



GRIFFITH Neighbourhood Plan

A sustainable future for Griffith



Prepared by the
ACT Planning and Land Authority



Contents

PART A	About the Griffith Neighbourhood Plan	2
	The Griffith Neighbourhood Plan at a glance	4
PART B	Griffith Now	5
PART C	Griffith in Context	12
PART D	Griffith in the Future	15
	Commercial Areas	15
	Residential Areas	21
	Urban Open Space	29
	Community Facilities	32
	Movement Networks	34
PART E	The Next Steps	39
PART F	Associated Reports and Projects	41
	Drawings	
	1. Griffith's context	11
	2. Griffith Central Area concept sketch	37
	3. Residential Core Area analysis	38
	4. Griffith in the future	43

What this Plan aims to achieve

The Griffith Neighbourhood Plan guides this established garden suburb as it meets the challenges of both contemporary life and those that are predicted to arise over the next fifteen years. The Plan outlines the future character of the neighbourhood whilst protecting and enhancing the features currently valued. This Neighbourhood Plan provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and movement networks (roads, footpaths etc).

The strategies documented in this Neighbourhood Plan and illustrated in the accompanying drawings must be read in conjunction with the Territory Plan and any other relevant ACT Government standards, policies and guidelines. No part of this Neighbourhood Plan overrides the Territory Plan. Where relevant, policies to implement strategies in this Neighbourhood Plan will be proposed for incorporation in the Territory Plan through the draft variation process.

Similarly this Neighbourhood Plan cannot override the National Capital Plan, which is prepared and administered by the National Capital Authority under the *Australian Capital Territory (Planning and Land Management) Act 1988*. The National Capital Plan establishes a broad framework for land use and development throughout the Territory. At a more detailed level, it also controls the planning, design and development of Designated Areas. These areas are considered to be of particular importance to maintaining the special characteristics of the National Capital. Within Designated Areas responsibility for development controls rests with the National Capital Authority. Designated Areas comprise Canberra's system of Inner Hills and Ridges, the Main Avenues and Approach Routes to the city, and the Central National Area, including the Parliamentary Zones and environs, the diplomatic areas, Lake Burley Griffin and its foreshores, and the main national institutions and symbols of Commonwealth governance. All development and works proposed within the Designated Areas require approval by the National Capital Authority.

Who this Plan is for

The Plan is particularly relevant if you are:

- An existing Griffith resident or considering being a Griffith resident;
- A Griffith business owner or tenant;
- An investor or investor's agent (for example an architect) interested in Griffith;
- An ACT Planning and Land Authority officer responsible for the assessment of development applications in Griffith and surrounding suburbs; or
- A provider and/or user of the neighbourhood's community facilities and services.

How this Plan was developed

The development of the Griffith Neighbourhood Plan, along with that of the Forrest, Narrabundah and Red Hill Neighbourhood Plans, commenced in September 2003 and has been a participatory exercise. Participation was invited from all those who live, work, learn, play and invest in the suburb. The following key events held for all four suburbs have been important steps in the production of the Neighbourhood Plans:

- A values survey letterboxed to all residents;
- A Neighbourhood Character Discovery (residents using disposable cameras to tell the ACT Planning and Land Authority about what is valued);
- A major open-forum 'Planning for the Future' Workshop;
- Workshops with local community service groups and organisations, business organisations and ACT Government agencies;
- A future character survey letterboxed to all residents;
- The establishment of a Neighbourhood Reference Group (comprising members of resident/community associations, other residents and business representatives);
- A five-day Design Workshop, including three community sessions providing opportunity for participation by neighbourhood representatives, and one session providing opportunity for participation by ACT Government stakeholders;
- Three meetings with the Griffith members of the Neighbourhood Reference Group held over a two-week period;
- An information evening, providing the community with an opportunity to comment on the draft concept sketches developed during the design workshop prior to their refinement for inclusion in the draft Neighbourhood Plan; and
- A six-week formal public comment period.

The ACT Planning and Land Authority, through its Neighbourhood Planning Team, thanks all those who participated. We particularly acknowledge the inputs of the Neighbourhood Reference Group. We also wish to thank the staff of the various ACT Government agencies that have participated in the program, including the Department of Urban Services, Department of Disability, Housing and Community Services, Department of Education and Training, Office for Children, Youth and Family Support, ACT Health, the Chief Minister's Department, and Department of Justice and Community Safety.

As this Neighbourhood Plan aims to strike a balance between the diversity of values and aspirations that exist in the neighbourhood it will inevitably not be consistent with all ideas for the future. However, in the spirit of transparency, the ACT Planning and Land Authority undertakes to inform both the Minister for Planning and the community where this Plan differs from broad public opinion.

Unless otherwise noted, participants in the Griffith Neighbourhood Character Study took all photographs appearing in this document.

ACT Planning and Land Authority
September 2004

The Griffith Neighbourhood Plan at a glance

The Neighbourhood Vision

Planned by Walter Burley Griffin in 1918, Griffith will remain a peaceful, attractive, safe, accessible neighbourhood focused on a central park, which gives it a unique identity. The historical significance and 'garden suburb' character of its streetscapes, open spaces and single storey residential buildings will be valued. Griffith will offer lifestyles suitable for all age groups and well utilised, centrally located, mixed use community facilities. It will have unique and vibrant commercial centres. Griffith will be recognised as an original garden city suburb and its unique character will be respected.

Key Strategies for achieving the vision

Commercial Areas:

- Reinforce Griffith's and Manuka's ability to offer strong commercial and community centres in order to provide convenient local shopping and meeting places for the neighbourhood.

Residential Areas:

- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.
- Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

Urban Open Space:

- Redevelopment will not encroach on areas designated as Urban Open Space under the Territory Plan.

Community Facilities:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

Movement Networks:

- Provide a diversity of accessible transport options.

B Griffith now

Note: unless otherwise stated, all statistical information contained in this section is sourced from the Australian Bureau of Statistics – Censuses of Population and Housing.

The Place

Griffith is one of the oldest suburbs in Canberra, and is recognised as one of Canberra's original garden city suburbs. The layout of the suburb was designed by Walter Burley Griffin in 1918, and was gazetted as a division name on 20 September 1928. The suburb is named after Sir Samuel Griffith, a former Premier of Queensland and a Chief Justice of the Queensland Supreme Court. Sir Griffith played a significant role in the preparation of the Australian Constitution. Griffith is valued for its central location and proximity to Civic, the parliamentary triangle, Lake Burley Griffin and Kingston.

Located approximately two kilometres south west of Parliament House (refer to Drawing 1 – Griffith's Context), it is primarily residential and is known for its beautiful streetscapes with generous streets, wide verges containing mature trees, and many original rendered, painted and red brick homes with pitched terracotta tiled roofs and attractive front gardens.

Griffith is essentially flat, but the topography rises gently towards the west and more significantly towards the south-western boundaries of the suburb. Excellent views are afforded from certain vantage points towards the New Parliament House, Red Hill and the Red Hill ridge-line. Views to the mountain range east of Canberra are also prominent from Favenc Circle and Stuart Street over the open spaces in the Griffith Central Area. An important principle in Walter Burley Griffin's Plan for Griffith was the alignment of streets to feature terminal vistas of topographic features. Streets focused on views towards Black Mountain and Capitol Hill include Stuart Street, Bannister Gardens, Landsborough Street, Lindsay Street, Meehan Gardens, Mitchell Street, Lefroy Street, Frome Street and Hacking Crescent. These vistas towards Black Mountain now also include the flagpole of Parliament House on Capitol Hill. Streets with vistas towards Mount Ainslie include McKinlay Street and Sturt Avenue.



Views towards Parliament House and Black Mountain from Caley Crescent

Griffith's streets are named after Australia's explorers. For example, Currie Crescent is named in honour of Captain Mark Currie who explored the site of Canberra with Major John Ovens and Joseph Wild in 1823. Flinders Way is named for Matthew Flinders, a renowned navigator who circumnavigated Australia between 1801 and 1803.

A number of streets in Griffith are prized for their maturity and seasonal variations. On some streets, the canopies on both sides of the street meet gracefully in the middle, creating a green tunnel effect – Jansz Crescent planted with *Quercus lusitanica* (Lusitanian oak), Stuart Street planted with *Quercus palustris* (Pin oak), and Grant Crescent planted with *Ulmus americana* (American elm) and *Ulmus glabra* (Wych elm) are fine examples of this.



Jansz Crescent

There are a wide variety of street tree plantings in Griffith. Most are exotic but there are some native examples. Barker and Wills Streets, for example, are planted with *Eucalyptus mannifera* (ssp. *maculosa*) – more commonly known as the White brittle gum and Lindsay Street with three varieties of eucalypt (*Eucalyptus mannifera*, *Eucalyptus parvifolia* and *Eucalyptus pauciflora*). Many of the street trees have brilliantly coloured autumn foliage – for example, Hartog Street which is planted with *Acer campestre* (Common/English/hedge maple), *Acer monspessulanum* (Montpelier maple) and *Pistacia chinensis* (Pistachio). A number of the street trees also have a spring blossom. For example, at the northern end of Captain Cook Crescent near Manuka there are some well established 50 year old *Prunus persica* (Peach).

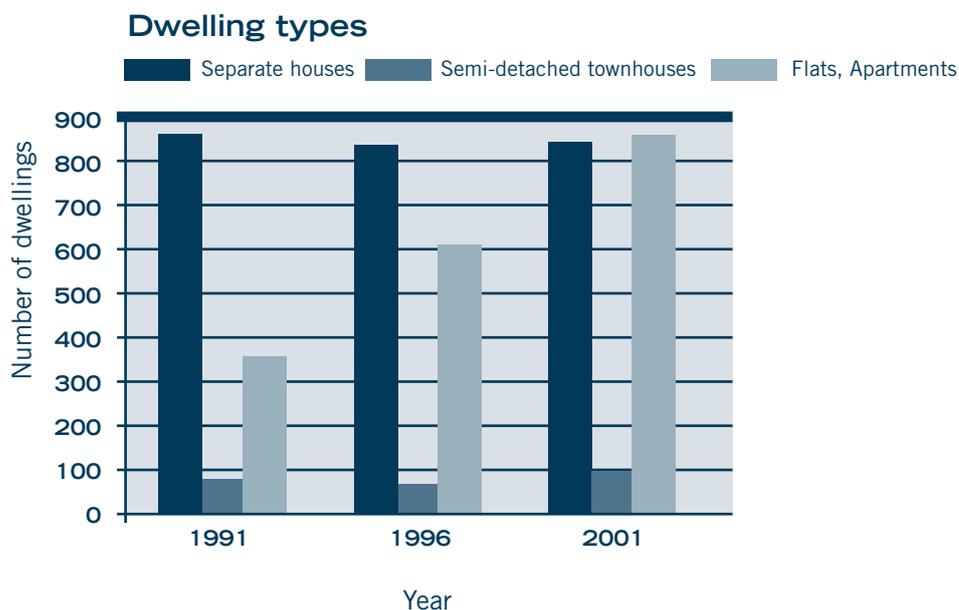
The suburb contains the historic Manuka Oval, Manuka Pool and Kingston Oval. The suburb benefits from the two vibrant shopping centres of Manuka Group Centre and Griffith Local Centre. Both centres offer a wide variety of shops, restaurants and services to the local community and the wider population of Canberra. The suburb also has a number of public housing complexes built in the 1950s and 1960s.

Griffith contains a variety of building and housing types, both public and private, that reflect the architectural styles and garden city planning principles of the time in which they were developed:

- **Early 1920s to 1933:** Griffith has many of the oldest residences and buildings in Canberra, including several original buildings in the Manuka Group Centre and the enclave of single storey detached residences in the Blanfordia 5 Heritage Housing Precinct immediately south west of Manuka.

- **1934 to 1946:** Low density, single storey detached residences (rendered, painted and red brick homes with pitched terracotta tiled roofs) in the north-western third of the triangle formed by Captain Cook Crescent, Canberra Avenue and Sturt Avenue, as well as part of the Kingston/Griffith Heritage Housing Precinct (north of Canberra Avenue), and the area around Wells Gardens. Griffith residents tell us that a phase of Post War Reconstruction (1940-44) in Bannister and Meehan Gardens saw workers cottages built from seconds bricks from the old Canberra brickworks.
- **1947 to 1955:** Low density, single storey, detached residences (rendered, painted and red brick homes with pitched terracotta tiled roofs) in the other two-thirds of the triangle formed by Captain Cook Crescent, Canberra Avenue and Sturt Avenue, as well as in the area south of Wells Gardens (bounded by Bremer Street, La Perouse Street, Caley Crescent/Wild Street and Captain Cook Crescent).
- **1956 to 1958:** Low density, single storey detached residences in the area west of La Perouse Street, and a public housing complex north of Canberra Avenue (Griffith Flats).
- **1958 to present:** Medium density apartments and townhouses in the Kingston/Griffith redevelopment area to the North East of Canberra Avenue, as well as several public housing complexes.

Griffith has a variety of dwelling types. As the following graph illustrates, Griffith has experienced significant change in the last 10 years with an increasing availability of flats, units and apartments. There has been a more modest increase in townhouse development.

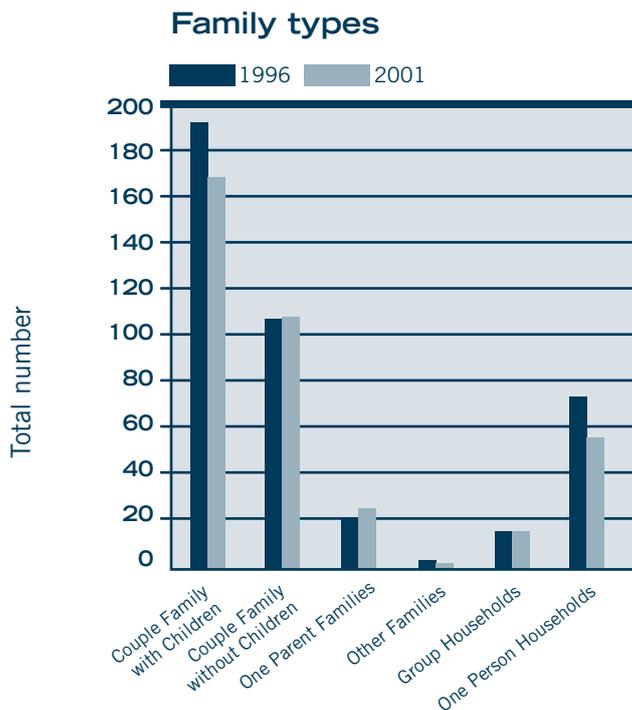


The table illustrates the increase in flats and apartments in the last ten years. The Griffith community has expressed concern about the impact of this type of development on the existing garden-suburb character of the neighbourhood.

The People

In 2001 Griffith's population of 4,257 had increased 12.1% since 1991. The median age of the Griffith population was 36 years. It was also the same in 1991. In 2001, 11.5% of Griffith's population was aged 65 years or more, compared to 11.6% for Forreest, 15.4% for Narrabundah and 17.7% for Red Hill.

The range of family types in Griffith is illustrated by the following graph:



The above table is in accordance with common nationwide trends, including the decrease in the number of coupled families with children, and the increases in coupled families without children and one-parent families. For the ACT as a whole, it is predicted that the average household size will decrease from 2.6 persons currently to 2.2 persons by 2032.

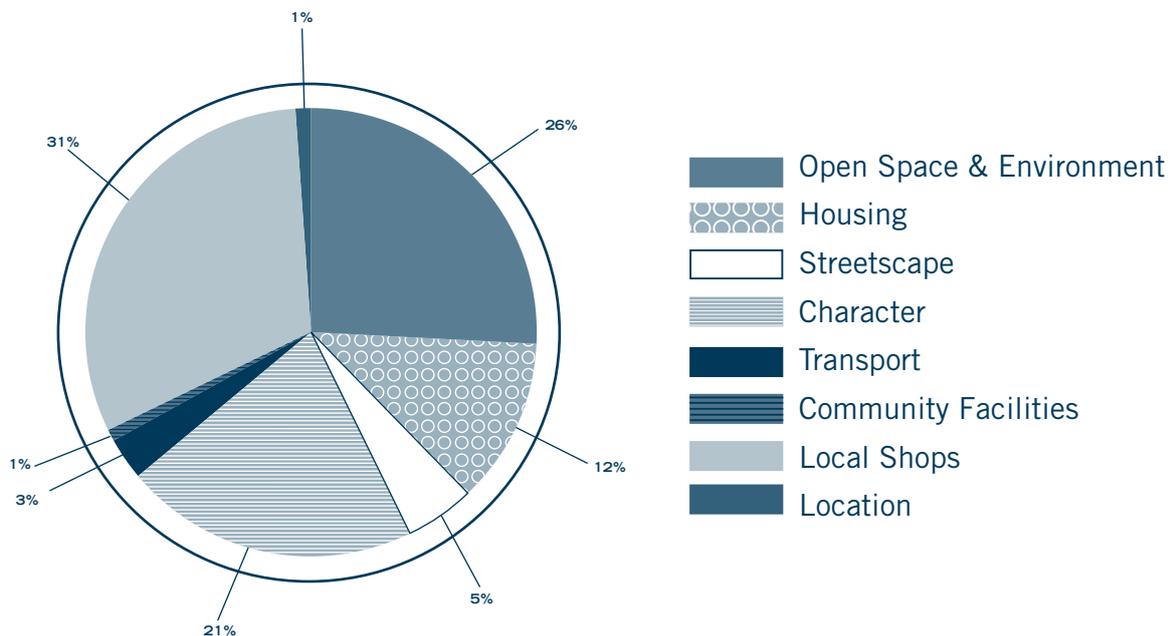
In Griffith at present the median property (non-units and units) price is \$312,000 (obtained from the current market, source: www.allhomes.com.au) compared to the ACT's median of \$305,000 (source: *The Canberra Plan*, 2004). This represents a significant increase since 1999, when the median price in Griffith was \$173,000.

The values of the Griffith community

At the 'Planning for the Future' workshop, participants valued Griffith's environment, in particular the open spaces, mature trees and gardens – i.e. the garden city suburb. They also valued the heritage architecture and character of the red-brick homes in the area. There was significant appreciation for the community facilities locally available, in particular the Griffith Library.

Griffith residents who responded to the Values Survey were asked to choose one value out of eight that they considered the most important (please note that some participants chose to list more than one). The eight values listed were: Open Space and Environment; Housing; Streetscape; Character; Transport; Community Facilities; Local Shops; Location. The following chart indicates which of the above values respondents listed as most important.

Griffith's values



Key

Open Space (Parks, ovals, bushland for recreation)

Housing (Low density, large blocks, single detached dwelling, limited high density)

Streetscape (Street trees, vegetation, gardens, wide streets)

Character (Well planned, peaceful, safe community feeling)

Transport (Access to transport, including public transport)

Community Facilities (Access to schools, churches, medical etc.)

Local Shops (Proximity to and variety of)

Location (Central location to other parts of Canberra and investment potential, employment, friends and family, services & facilities)

The following table illustrates the specific values of the neighbourhood. The values survey requested respondents provide information in terms of “which aspects of your neighbourhood do you value most?” There were thirty-eight specific values listed, ranging from: good investment, single blocks of land, access to buses, churches, bike paths, play equipment and a variety of others. Of these thirty-eight options, the following table shows the ten considered the most important.

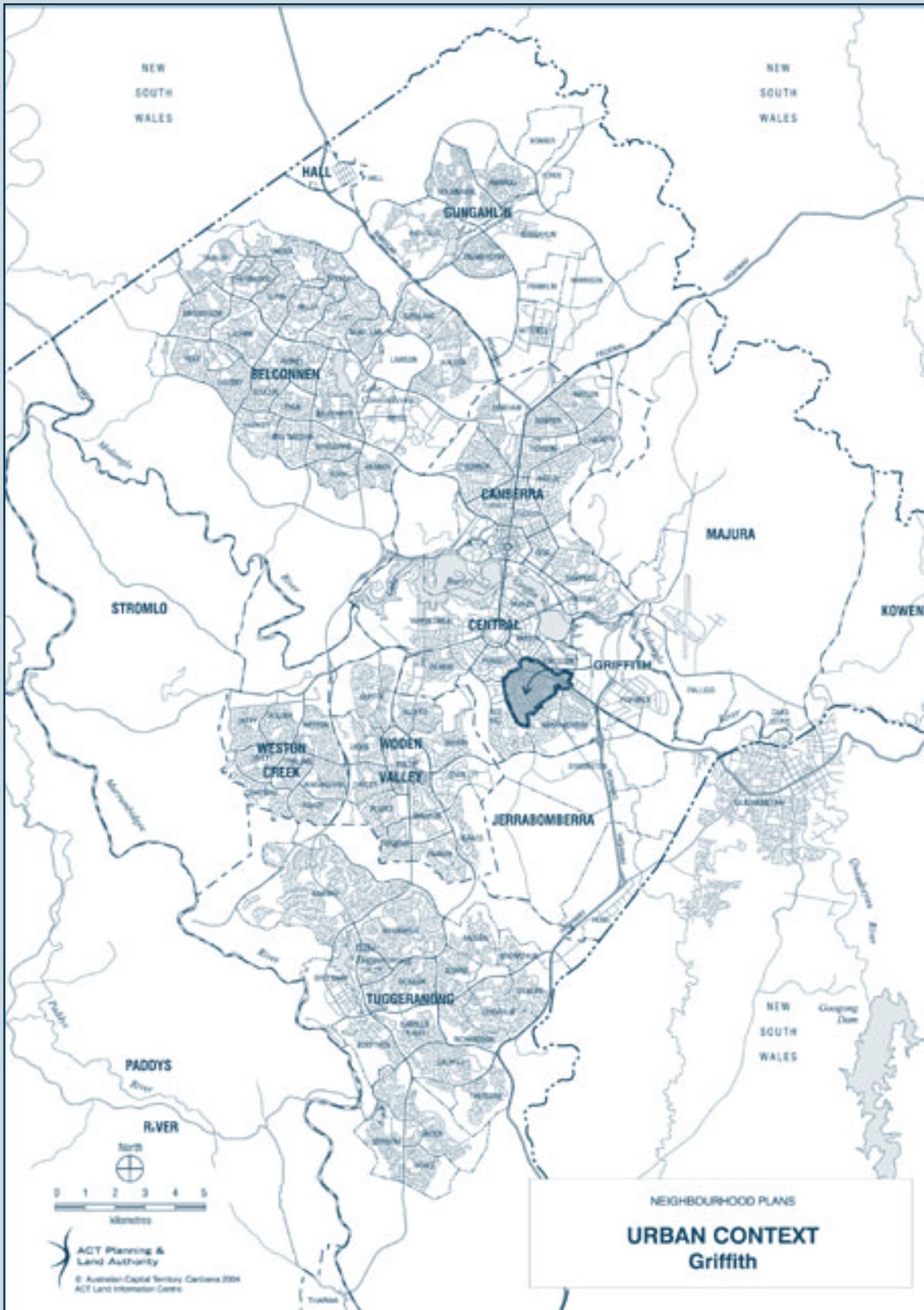
Griffith’s top ten community values

Specific Value	Percentage of respondents
A lot of Green Spaces and Mature Trees	90
Visually Appealing Built Environment	89
Peace and Privacy	89
Mature Trees on Verges	88
Established Gardens	85
Central to Other Parts of Canberra	85
Well Planned, Well Laid Out	84
Green Open Spaces that Separate Built Areas	83
Being an Older and More Established Suburb	80
Range of Services and Facilities Close By	80

What are Griffith’s favourite places?

- **Telopea Park** (which is located in Barton but valued for its well maintained appearance, picnic facilities and BBQs, bike path)
- **Manuka Shopping Centre** (especially for the restaurants and outdoor cafes, the Lawns, and variety of services available)
- **Urban Open Space** (all the parks, and any facilities such as play equipment they may have)

Drawing 1 – Griffith’s context



The Canberra Plan

The Plan for Canberra in the 21st century will guide the city's growth and development for this generation, and beyond. It provides a clear direction that will ensure Canberra retains the character that has been central to our first 90 years. As a framework for action by community and governments, *The Canberra Plan* has several major components. These include *The Canberra Social Plan*, *The Economic White Paper* and *The Canberra Spatial Plan*. *The Canberra Plan* envisages the following – a city:

- Confident in its role as national capital.
- With a high-quality built environment that celebrates Canberra's planning legacy and national role.
- Uplifting and inspiring, with liveable neighbourhoods and an extraordinary range of public spaces that attract us to meet, relax and celebrate.
- Respecting our magnificent natural environment and cultural heritage.
- The model of sustainable urban development in the 21st century.

The Canberra Spatial Plan

The Canberra Spatial Plan's Strategic Direction responds to changes that will occur within the community of Canberra over the next 30 years and beyond. Population growth, demographic change and household change underpin the need to plan for growth and change in Canberra. In order to ensure that we can sustainably provide for this community of the future, *The Canberra Spatial Plan* puts in place a framework to accommodate a range of population growth scenarios, up to half a million for the Canberra-Queanbeyan metropolitan area. The key initiatives that are critical to achieve the Strategic Direction include:

- Higher density residential development within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas. People will enjoy a choice of housing.
- Future residential settlement will continue to take place in Gungahlin, and subject to detailed suitability and feasibility investigations followed by necessary policy amendments, will also commence in the Molonglo Valley in the short to medium term. If the city continues to grow in population beyond the capacity of these areas, further settlement will be accommodated on the Kowen Plateau.
- Civic and the central area will form a strong dynamic heart to the Territory and surrounding NSW - a centre of culture, business, ideas and creativity; retaining and attracting jobs, people and important events.

- Civic and existing centres will be the focus of employment growth, with existing corridors of employment being reinforced by clustering at nodes along transport corridors (additional district activity nodes will be located in the Molonglo Valley and the Kowen Plateau when these areas are developed).
- Future industrial, broadacre and transport related employment growth will be accommodated within existing industrial areas and the corridor comprising Majura and Symonston valleys including the airport and Hume.
- Nature reserves and other land which provides significant habitats for wildlife within the urban and non-urban areas will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement.
- Major transport connections, including public transport, will link the town centres to Civic, and link future urban settlement in the Molonglo Valley and the Kowen Plateau to major employment corridors; Majura Highway will be upgraded to form part of a critical regional transport link and together with Gungahlin Drive will form the major outer by-passes of Civic, keeping through traffic away from the heart of the city.
- A Bushfire Abatement Zone will be declared and managed to protect the city from the possible impacts of major bushfire events.
- The non-urban areas that form the rural setting of the city (outside of nature conservation areas) will be primarily used for sustainable agriculture (including forestry west of the Murrumbidgee River). Historical rural settlements form part of the rural setting.
- The water catchments for the existing dams supplying water to Canberra and the catchment of possible future potable water supply dams for the ACT and its region will be protected from any development that would adversely affect the quality of that water. The sub-catchments of the ACT watercourses will be managed to protect water quality.
- The elements that contribute to the national capital significance of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area (described as National Capital Vista Routes).
- Significant assets that provide opportunities for future economic growth of the Territory will be protected. These include the Mount Stromlo Observatory and Canberra International Airport. An Aircraft Noise Protection Corridor is identified for the Majura-Symonston Valleys. The Territory will not locate any residential development within these valleys where residents would be unacceptably impacted by airport noise. A low light zone is established around Mount Stromlo Observatory to enable the continued operation of this facility as the Molonglo Valley is developed.
- Development in the region is the responsibility of the NSW Government and surrounding local government. *The Canberra Spatial Plan* introduces strategic policies to input to the sustainable development of the ACT and region particularly with regard to water, biodiversity conservation, urban form and employment location, transport and service delivery.

Elements of the Strategic Direction to realise *The Canberra Spatial Plan* that are particularly relevant to Griffith are as follows:

- Higher density residential development within the existing urban area, providing easy access between home and places of work, education, community services and cultural activities. Primarily this increased population will occur within Central Canberra in Civic, along Northbourne Avenue, Constitution Avenue, in Barton, Kingston and around the town centres with limited change to existing suburban areas.
- Nature reserves and other land which provides significant habitats for wildlife within the urban and non-urban areas will be managed for biodiversity conservation and linked together with the region by corridors that enable wildlife movement.
- The elements that contribute to the national capital significance of the ACT will be preserved. These include the Central National Area, the landscape setting including the National Capital Open Space System, major approach routes (Barton Highway, Federal Highway, Majura Highway and Monaro Highway) and the roads connecting them to the Central National Area (described as National Capital Vista Routes).

Implications for Griffith

The Canberra Spatial Plan's Strategic Direction requires Griffith to provide a diverse range of housing choice at strategic locations, including:

- In Griffith's Residential Core Area associated with the Griffith Local Centre and Manuka Group Centre.

D Griffith in the future

This section provides planning strategies for the future of the local shopping centre, open spaces, residential areas, community facilities and movement networks (roads, footpaths etc). A statement of existing character is provided for each of these neighbourhood elements, followed by a statement of the likely **future** character.

This section should be read in conjunction with Drawing 4 – Griffith in the Future.

The future character of each element is driven by a **neighbourhood vision**:

- *Planned by Walter Burley Griffin in 1918, Griffith will remain a peaceful, attractive, safe, accessible neighbourhood focused on a central park, which gives it a unique identity. The historical significance and garden suburb character of its streetscapes, open spaces and single storey residential buildings will be valued. Griffith will offer lifestyles suitable for all age groups and well utilised, centrally located, mixed use community facilities. It will have unique and vibrant commercial centres. Griffith will be recognised as an original garden city suburb and its unique character will be respected.*

Commercial Areas

Existing Character

Manuka Group Centre

Manuka Group Centre is popular amongst locals and tourists for its arcades, boutique stores including upmarket fashion shops, home-wares, alfresco cafes and restaurants, an art gallery, antique shop, wine store, book and music stores, nightclubs and a cinema complex. There is also a 24 hour supermarket, garage/petrol station, jewellery stores, other specialty shops and food outlets, chemist, newsagency, real estate agents, banks, hairdressers, accountants, dentists, doctors – to mention a few. This vibrant and thriving centre provides a wide variety of goods and services that form a significant employment base – mainly around goods, services (including professional), entertainment and leisure.



Manuka Group Centre, Franklin Street

The Manuka Group Centre is a precinct that extends over several sections and is bounded by Manuka Circle to the north, Furneaux Street to the west, Murray Crescent to the south and Captain Cook Crescent to the east. There are five sections within this precinct.

Section 96 comprises a three-storey building that is occupied by the cinema complex, a two storey building with restaurants, cafes and bars, and a single storey building occupied by the post office.

Section 40 comprises a garage/petrol station (single storey), and Endeavour House, a four-storey building occupied by small businesses of both a commercial and retail nature. The retail businesses have frontages to Captain Cook Crescent, Canberra Avenue and Franklin Street.

Section 41, Block 4 is occupied by the new Manuka Plaza complex with underground parking. This building has three storeys and is of mixed retail and residential use. Public toilets are located within the Plaza complex. The southern part of Section 41 comprises Blocks 2 and 5 and is zoned Community Facility land. It contains a single storey building occupied by a childcare centre and associated car park, and a small park adjacent to this centre.

Section 2 is bounded by Bougainville Street, Furneaux Street, Flinders Way and Murray Crescent. It comprises two-storey detached buildings (one per block) and duplexes that are heritage listed and demonstrate typical early Canberra architecture. A mix of small businesses including accountants, lawyers, doctors, hairdressers, retailers and real-estate agents occupy these buildings.

Section 1 is bounded by Bougainville Street, Furneaux Street, Flinders Way and Franklin Street. It comprises a number of buildings, two of which are significant complexes – Thetis Court (two storeys) and Manuka Village (single storey). There are a number of other buildings, most of which are two storeys in height, though there are some single storey buildings. Active retail shopfronts (including restaurants and outdoor cafes, clothes shops, record and book stores, antique shop, jewellers, chemist etc) dominate the ground floors whilst some restaurants, small businesses and professional services occupy the second storeys. Palmerston Lane, which originally functioned as a service lane, bisects this section. This Lane has been upgraded in recent years (by Canberra Urban Parks and Places) and now provides a pleasant additional role as pedestrian access.

Section 1 contains blocks that are included in the Heritage Places Register (see the Environment ACT website www.environment.act.gov.au). One of these blocks is an area known as “The Lawns”, which is a landscaped pedestrian access area between Bougainville Street and Palmerston Lane. It is a popular meeting place and boasts outdoor cafes, a florist, a couple of boutique clothes stores and a photographic shop. Outdoor eating is commonplace all year round with transparent awnings providing shelter in winter and in the warmer weather, the restaurants open their window/doors and people eat out under the expansive branches of the grand old Plane trees.

Griffith Local Centre

The Griffith local shops have a regional reputation and again, like Manuka, serve not just locals but attract people from around the region. This is driven mainly by the fact that Griffith shops have a focus on wholesome, organic foods, and healthcare with a village atmosphere. Located on the border of Griffith and Narrabundah, the shops are a place for informal get-togethers and, as a focal point, generate community spirit. Within the shopping centre there is an organic butchery, an organic produce store, a wholefoods/health food store, several massage centres, supermarket, newsagency, pharmacy/Post Office, psychology clinic, a takeaway shop and a number of popular restaurants and cafes. The Griffith shops are two storey buildings with the upper floors occupied by a number of small business including a small conference centre, an alternative medicine store, and a massage and yoga centre.



Griffith Shops

Canberra Urban Parks and Places completed a public place refurbishment at this centre in 2002 and improved the paving, lighting, street furniture; upgraded pedestrian access to the shops and the small park on the Stuart Street frontage; installed some attractive artworks, a public notice board and a sheltered outdoor eating area; built new public toilets and a recycling centre, and increased the parking areas.

There are two main buildings in the original shopping centre that accommodate all the shops and both are constructed of brick with pitched tiled roofs. The two buildings are separated by the recently upgraded pedestrian access walkway that links Barker Street to Throsby Lane. The shops are arranged in a linear manner along Barker Street, facing southwest towards Stuart Street over the small recently upgraded park (Section 76) zoned Urban Open Space Land and a block on the corner of Stuart Street and Throsby Crescent (Section 95) zoned Community Facility land which houses a health clinic. There is a new public toilet available in the small park opposite the shops on Barker Street. Parking is available immediately outside the shops along Barker Street and to the rear of the shops in the recently gravelled area on part of Block 34, zoned Community Facility land and part of Block 33, zoned Restricted Access Recreation land.

The commercial area of the Griffith Local Centre also includes a recently constructed two-storey apartment building with basement parking on Block 27, Section 78. The ground floor of this building contains a restaurant that faces towards the Griffith shops. Access to the apartments is via Stuart Street.

For both the Manuka Group Centre and the Griffith Local Centre, the commercial land-use of these centres aims to provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of the local population and the specialty needs of the wider population. This land-use allows for shops, businesses, offices, community facilities, light industry as well as residential, clubs, recreation facilities, entertainment facilities and park land.

Canberra Avenue Corridor

Griffith includes other areas zoned Commercial Land. These areas are located along Canberra Avenue at Sections 18, 19, 14, 25, 87, 26 and 84. They have a Territory Plan overlay of E 'Corridors and Office Sites'.

The Territory Plan objectives for the Canberra Avenue Corridor are:

- To reinforce the character of Canberra Avenue as a main avenue and a major approach road to the Central National Area by facilitating the development of prestigious buildings which contribute to the quality and intensity of development of the avenue;
- To provide opportunities for the development of land uses which will benefit from the good visibility and high level of accessibility afforded to properties with a frontage to the avenue; and
- To ensure the continued effective function of Canberra Avenue as a major traffic route and to prevent undue congestion.

Canberra Avenue is an approach route to Canberra and therefore is subject to the planning controls of the National Capital Plan as administered by the National Capital Authority.

Future Character

Manuka Group Centre in the future will continue to be a vibrant and thriving centre providing a wide variety of goods and services, including professional services, entertainment and leisure. The existing architectural character of the Manuka shopping centre will be respected and investigations into heritage listings will have been undertaken.

Griffith's Local Centre will continue to be a vibrant focus in the heart of the community, incorporating retail facilities for the neighbourhood as well as cafés and restaurants, which attract people from the rest of Canberra. The centre will also continue to serve its niche market of organic foods and alternative medicines. To support the viability of the Griffith Local Centre, the following opportunities could be explored:

- Adequate parking, possibly in a well-landscaped car-park between the residential development and the former O'Connell Education Centre (north of block 27);
- Local centre growth (under Community Facility land use policy) north along Throsby Crescent incorporating appropriate parking;
- Provision of short-stay car parking on Barker Street, long-stay parking in Throsby Lane and a delivery bay adjacent Block 27 on Barker Street;
- Landscaping and upgrade of the Throsby Lane car park. Any upgrading works that may be undertaken should respect and retain distant views to Black Mountain from Throsby and Hacking Crescents;

- Pedestrian links through the shops from Stuart Street to Throsby Lane;
- Connections to the shops for people with limited mobility and disabled parking will be provided in convenient locations.

For more information please see Drawing 2 – Griffith Central Area concept sketch on page 37.

Strategies for the future of Griffith's Commercial Areas

Key strategy:

- Reinforce Griffith's and Manuka's ability to offer strong commercial and community centres in order to provide convenient local shopping and meeting places for the neighbourhood.

General strategies:

- Recognise the close relationship between the Griffith Local Centre and the Manuka and Kingston Group Centres and the Red Hill Local Centre.
- Respect the heritage qualities of Manuka's architectural character.
- Encourage Griffith to provide a unique local centre choice for its neighbourhood.
- Maximise public exposure and accessibility to a commercial heart to promote community and commercial viability.
- Encourage a diversity of community, commercial and residential opportunities.
- Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for both commercial and domestic collection vehicles.
- Local centre redevelopment will not encroach on adjacent Urban Open Space.
- Maintain and enhance physical facilities for community-based activities.
- Consideration will need to be given to the ACT Government's Graffiti Management Strategy in the provision of assets such as seats, lights, walls etc.
- Reference should also be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.
- Reinforce the physical relationship between the Griffith Local Centre, the Manuka Group Centre and the surrounding Residential Core Areas, particularly in terms of built form, tree planting and pedestrian movement.
- Prioritise the needs of people with special mobility needs.

Principles for best-practice urban design

The following is provided as a guide to possible new development associated with Griffith's local centre facilities. It is not a definitive list.

Character

Place making should respond to the existing natural and developed features of the environmental context. A place that enhances the distinctive local landscapes, sense of place and history whilst providing a quality living environment will establish a rich environmental character unique to its locality.

A response context analysis will identify:

- distinctive landscapes
- natural features
- locally distinctive built form
- street patterns which respond to the context
- special spaces of natural or cultural significance
- skylines and roofscapes
- building materials
- local culture and traditions
- avoiding standard solutions

Continuity and enclosure

The form and fabric of a place define the living environment and establish a hierarchy of both public and private spaces providing clarity of function and movement:

- streets, footpaths and open spaces overlooked by buildings
- clear distinction between public and private space
- avoiding gaps in the lines of buildings
- enclosing streets and other spaces by buildings and trees of a scale that feels comfortable and appropriate to the character of the space
- No leftover spaces unused and uncared for

Quality of the 'public realm'

Good urban design promotes a sense of well-being and amenity by ensuring recognition of the natural context and the functional requirements of the community and responding with:

- public spaces and routes that are lively and pleasant to use
- a feeling of safety and security
- uncluttered and easily maintained streets and public places and carefully detailed with integrated public art and functional elements
- well-designed lighting and street furniture
- places suited to the needs of everyone, including those with particular mobility needs
- attractive and robust planting appropriate to the locality

Legibility

Legibility principles establish an understanding of place and way finding for residents and visitors. A discernable planning structure and complementary place making ensure that the living environment has a clear image and is easy to understand. Enhancing the legibility of a place will include the identification and incorporation into planning of such components as:

- natural landmarks and focal points
- views and view corridors
- clear and easily navigatable routes
- discernable gathering places
- gateways to particular areas
- edges and buffers
- lighting
- works of art and craft
- signage and way-markers

Diversity

Diversity of space and function provides our community with a range of experience and choice. This can be achieved through:

- place making to provide for variety of function and land use
- provision for a broad cross-section of community and cultural values
- variety of built form and development character which is sensitive to context
- opportunities for biodiversity

Residential Areas

Current Character

Griffith is primarily residential and is known for its beautiful streetscapes with generous streets, wide verges containing mature trees, and many original rendered, painted and red brick homes with pitched terracotta tiled roofs and attractive front gardens. Its residential character still typifies garden city planning principles. The suburb has been experiencing some change in recent years with an increase in the number of apartments and dual occupancies in the area.

Immediately south west of Manuka and to the west of Flinders Way is an area of Heritage significance known as **Blandfordia 5 Garden City Heritage Precinct**. It includes parts of Sections 2 to 8 and 10 to 13 and adjacent road easements and also Section 23, Blocks 7 to 12 of Forrest as identified in the Territory Plan Map by Heritage Places Register Overlay H45. The features intrinsic to the heritage significance of the place and which require conservation comprise:

- An early twentieth century garden city planned subdivision;
- A distinct pattern of housing development and landscape demonstrating early Federal Capital planning philosophy for the provision of low-density public housing;

- The Federal Capital architectural style/character of the original public housing;
- Historic remnants of the original street furniture (street signs, fire hydrants, footpath lighting etc.);
- Mature public and private tree-scape of historic, aesthetic, natural and amenity value; and
- Individual places of specific aesthetic, architectural, historical and social value.

The Evans Crescent housing precinct in Griffith is located to the south east of St Paul's Church on Canberra Avenue. It is comprised of six houses. Five houses were designed by husband-and-wife architects Malcolm Moir and Heather Sutherland in 1939 and 1940 and one house was designed by Kenneth Oliphant in 1938 - 1939. The houses are an example of the inter-war functionalist style with their asymmetrical cubic massing, roofs concealed by parapets, metal framed corner and ribbon windows and cantilevered balconies and hoods. Three of the houses are listed on the ACT Heritage Places Register and are indicated in the Territory Plan Map by Heritage Places Register Overlay H47. The houses in this precinct are among the first truly modern designs in Canberra and represent a major architectural urban form in the same style over a two year period. For more information see www.canberrahouse.com.

The Whitley Houses in Griffith are located north of Canberra Avenue within the Kingston/Griffith area (one is also located in Braddon) and were designed by Government architect Cuthbert Whitley in 1939. They are the last remaining intact examples of inter-war functionalist style public housing in Canberra designed by the Works Branch of the Department of the Interior. They are some of the first government designed and built detached functionalist style houses in Australia. The houses are located at:

- 60 Leichhardt Street, Griffith; and
- 95 and 97 Canberra Avenue, Griffith.

(Information quoted from: www.canberrahouse.com)

The remainder of the suburb to the south of Canberra Avenue is essentially suburban and low density in nature and is comprised mostly of modest original Canberra cottages, both public and private, built in the 1930s and 1940s. The area also contains renovated original dwellings and scattered new developments. There is a prevalence of single storey detached dwellings and also some duplex-style housing located near the Griffith Local Centre. In general, dwellings are original rendered, painted and red brick with pitched tile roofs, some of which have been modernised through renovation or rebuilding. Setbacks (the distance between the property boundary and the front face of the building) are generous as is the distance between houses. The garages are generally located at the rear of the blocks and the front gardens are well landscaped, many with front hedges. These factors, as well as the street patterns, generous landscaped verges, vistas along the streets framed by the canopies of mature trees and small parks within the road reserves, contribute significantly to the garden suburb nature of the neighbourhood. In general, streetscapes are mature and impressive.



Original 1941 worker's cottage in Bannister Gardens

Within Griffith, there are a number of residential sites of heritage significance and are protected by their inclusion on the Register of the National Estate and/or the ACT Heritage Places Register.

Listed on the Register of the National Estate is the Murray Crescent Precinct. For a detailed listing (and regular updated record) of the places on the Register of the National Estate, please refer to the Australian Heritage Council (Commonwealth Government) website at <http://www.ahc.gov.au/register/index.html>

Places included in the ACT Heritage Places Register (Appendix V of the Territory Plan) are:

- Blandfordia 5 Housing Precinct;
- Kingston/Griffith Housing Precinct (part), including sports facilities and Kingston Oval; and
- Evans Crescent Housing Precinct.

The Whitley Houses are gazetted to an Interim Heritage Places Register.

For a detailed listing (regularly updated record and places nominated on the Interim Heritage Places Register) of the heritage places, please refer to the ACT Heritage Places listing, ACT Heritage Council website, at:

<http://www.environment.act.gov.au/heritage/heritagelist.html>

Future Character

This Plan proposes that the majority of the suburb will remain predominantly detached single dwellings on generous blocks. Heritage areas will remain heritage areas. It also proposes the retention, though reduction in extent of the Residential Core Area (otherwise known as A10 according to the Territory Plan). For more information refer Drawing 4 – Griffith in the future and Drawing 3 – Residential Core Area Analysis. As a result, Griffith will contain three distinct residential areas:

- Suburban Area – the majority of the neighbourhood;
- Residential Core Area (A10 land-use policy) – associated with the Griffith Local Centre and Manuka Group Centre; and
- Urban Housing Area (B2 land-use policy) - an area bordered by Leichardt Street and Canberra Avenue. This land use policy allows for a maximum height of four storeys.

In the area bounded by Canberra Avenue, Sturt Avenue and Captain Cook Crescent, new residential development is to be of a high quality and be sympathetic to the existing architecture and streetscape, particularly in terms of streetscape.

Griffith's heritage as a Walter Burley Griffin designed suburb will be respected and the garden city planning principles that have given Griffith its unique residential character will help guide its future. Further information on the Garden City planning principles can be found in the report 'Assessment of the Garden City Planning Principles in the ACT' available on the Environment ACT website at: <http://www.environment.act.gov.au>.

The Neighbourhood Plan supports investigating Griffith's heritage values. The Neighbourhood Plan also supports the exploration of Bannister Gardens, Meehan Gardens, Favenc Circle, Wells Gardens and the Throsby Court public housing precinct for heritage listing by recommending consideration of this matter by the ACT Heritage Council.

It is important to note that changes allowed for in the Residential Core Areas will occur over time. In many cases it will be dependent on current lessees deciding to either redevelop the blocks themselves or to sell to another lessee with the intention to develop.

Future character of the Suburban Area

The Suburban Area of Griffith is the residential area that will change the least over time. However, as has been the trend over the last decade or so, some of the existing dwellings in the Suburban Area will be renovated to varying degrees to modernise or to adapt to contemporary ways of life. Some residents may elect to demolish their dwellings altogether and rebuild new houses that better suit their needs; some will elect to build dual occupancies. Whatever the change the low-density character, established street trees and mature garden setting will remain.

The rules applying to the Suburban Area, in accordance with the garden city provisions of the Territory Plan, preserve the existing garden city character of the majority of the Griffith neighbourhood by restricting redevelopment. Developments prohibited in Suburban Areas are: apartments, townhouses and triple occupancy housing development on blocks originally used for single dwellings. The redevelopment of new single dwellings and dual occupancies must be in keeping with the existing suburban character. Dual occupancies are subject to significantly tighter controls on the overall size of both houses. This reduces the impact of dual occupancy development and ensures the retention of significant areas for trees and gardens. Dual occupancy dwellings at the rear of blocks are subject to additional specific height and size controls; the maximum height of buildings is two storeys (8.5 metres). In order to further limit the impact of dual occupancy development the minimum block size for such developments in Suburban Areas (as well as Residential Core Areas) is 800m². Unit titling is only allowed for supportive housing (accommodation for those requiring care provided by a Territory-approved organisation).

This Neighbourhood Plan encourages those wishing to renovate or redevelop residential buildings adjacent parks to take advantage of these highly valued neighbourhood assets – this could be achieved, for example, by ensuring liveable rooms and/or decks and/or windows overlook parks. A similar approach could be taken to improve the safety of laneways.

Future character of the Residential Core Area

The Residential Core Area is identified in the Territory Plan as Area Specific Policy A10. The Residential Core Area is located on blocks in close proximity to the Griffith Local Centre and Manuka Group Centre and over time will offer a diverse range of dwelling types, including one and two-storey dual-occupancies and town houses of no more than two storeys (8.5 metres). Despite the modest increase in density the established street trees and mature garden setting will remain.

In addition to the maximum building height of two storeys, attics and basements may also be permitted. A maximum 50% plot ratio applies to street-based layouts (dual occupancy developments where the building is to the front of blocks). The two units of a dual occupancy development cannot exceed 35% coverage of the block. Subdivision of single blocks is not permitted on blocks less than 800m².

Urban Housing Area (B2 land-use policy)

The height of buildings shall be predominately three storeys with a maximum height of four storeys. Four storey development will only be considered were it is not the dominant feature of a street frontage.

It is not proposed to increase the extent of the B2 land use policy in Griffith.

Strategies for the future of the Residential Areas

Key strategies for all residential areas:

- Provide a diversity of housing choice for singles, couples and families of different sizes and ages in appropriate locations.
- Promote high-quality residential development that is sympathetic to the existing garden suburb neighbourhood character in terms of scale, form and landscape setting.

General strategies:

- Maintain the high-quality landscape setting and abundance of mature and healthy street trees on both public and private land.
- Ensure the provision of appropriate housing for the aged, retired and disabled in central rather than peripheral locations within easy access to shops, public transport and community facilities.
- Maintain and enhance the existing street pattern by ensuring buildings relate to the street rather than detract from it.
- Identify, recognise and protect the qualities that establish the neighbourhood's South Canberra suburban identity and distinctive character as a Garden City planned suburb.
- Maximise visual relationships between residential areas and Urban Open Space.
- Retain existing view corridors to Black Mountain, new Parliament House and Red Hill.
- Retain a mix of public and private housing.
- Conserve heritage places and spaces and explore opportunities for additional places to have heritage protection.
- Maximise permeable surfaces to reduce run-off and erosion and assist hydration.
- Safeguard privacy and maximise and maintain light and sun access to dwellings.
- Protect, maintain and replace street trees.
- Landscape design associated with new development should include the replacement of existing trees in order to maximise tree canopy. The dripline of existing significant trees is to be respected.
- Promote residential developments that facilitate a reduction in water and energy consumption.
- Ensure any future developments have an acceptable Waste Management Plan and adhere to the Development Control Code for Best Practice Waste Management so that waste and recycling is stored correctly and separately within lease boundaries, and access is provided for domestic collection vehicles.
- Encourage residential redevelopment around parks and laneways to focus on these assets in order to increase passive surveillance and family-friendly environments.
- Explore adaptable housing opportunities.
- Streetscapes in Griffith that are recognised by the ACT Planning and Land Authority as significant are as follows: Meehan Gardens, Bannister Gardens, Captain Cook Crescent, Gregory Street, Hann Street, Lindsay Street, Lockyer Street, Murray Crescent, Roe Street and Walker Crescent. (Please note that the ACT Planning and Land Authority reserves the right to reconsider the above listing should circumstances change.)

Strategies for residential development in Residential Core Areas in addition to the above:

- Maintain landscape setting and protect street trees (note: significant trees are addressed by the *ACT Tree Protection (Interim Scheme) Act 2001*).
- Retain verge widths and soft landscape surfaces to create open space areas to improve privacy between dwellings, and assist with absorption of water.
- Siting and design of buildings should address the street to maximise views to the street and pedestrian/cycle paths.
- Building should fit with existing street patterns.
- The faces of buildings should be articulated and avoid continuous “walls of development” (i.e. long, uninterrupted and unbroken building frontages produced by redevelopments).
- Interesting, place appropriate and environmentally sensitive design and innovation should be encouraged in new developments.
- Encourage residential redevelopment around parks to front onto the parks and laneways to increase passive surveillance and family-friendly environments.
- Reference should be made to the *ACT Crime Prevention and Urban Design Resource Manual (2000)*.

Principles for best-practice residential redevelopment

Good design...

- **...responds to and reinforces the quality and identity of the area context.** Context can be defined as the key natural, built and social features of an area. Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies.
- **...appropriately arranges buildings and spaces - this is also part of the development context and will influence the quality of the residential environment.** Issues include building footprint and envelope, private open space, semi-public open space (setting for dwellings), setbacks for amenity, street appearance, access and parking, and services and facilities.
- **...aims to deliver an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.** Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

- **...achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.** Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.
- **...delivers a density appropriate for a site and its context, in terms of floor space yields (number of residents and functions).** Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
- **...integrates landscape and buildings to achieve greater amenity, sustainability and aesthetic quality for occupants, neighbours and the adjoining public realm.** Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character. Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management.
- **...ensures amenity in relation to physical, spatial and environmental qualities.** Optimising amenity requires appropriate room dimensions and proportions, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.
- **...optimises safety and security, both internal to the development and for the public realm.** Optimising safety and security is achieved by maximising internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces, lighting and clear definition between public and private spaces.
- **...responds to the social context and the aspirations of the local community in terms of lifestyles, affordability and access to social facilities.** Development should be responsive to the existing social context and the needs of the neighbourhood or provide for future desired community needs in the case of redevelopment areas.
- **...incorporates good design principles that establish the aesthetic quality of the development in the composition of building elements, textures, materials and colours, and the integration of function, structure and enclosure elements.** Development of design principles should incorporate a response to the environment and context, particularly to the desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Urban Open Space

Current Character

There are ten local neighbourhood parks scattered throughout Griffith. Neighbourhood parks are small, usually between 0.25 to 2 hectares. The smallest local parks are the pocket parks located within the road reserves of Bannister Gardens and Meehan Gardens. These are only the size of a house block or two and their location within the road reserves does not provide a safe place for unsupervised children's play. Other small parks, such as Light Street Park and Throsby Park, have play equipment and parents with young children are the main users.



Throsby Park playground

Most of the smaller parks contain tree planting and although they are used for informal recreation by the immediate residents of the area, they primarily add to the visual amenity of the streetscapes and local neighbourhood. The slightly larger Favenc Circle park provides a focal point for one of Griffith's unique garden city residential enclaves. The trees within Favenc Circle are mostly remnant native trees, which provide valuable habitat for local native birds. The parks in Bass Gardens and Stokes Street are within the Blandfordia 5 Garden City Heritage Precinct and provide historic, aesthetic, natural and amenity values.

There are two larger parks located along Flinders Way in the Western part of Griffith. These parks are also located on a creek line and serve the dual purpose of recreation and an overland stormwater flow path. A stormwater detention basin at the northern end of this parkland at the intersection of Flinders Way, Murray Crescent and Captain Cook Crescent protects Manuka and Kingston from flood waters.

One of these larger parks includes a Government depot and is located opposite the Canberra Grammar School on Monaro Crescent. This park is used for recreational purposes and for some informal sporting activities. The park is currently leased to the Canberra Grammar School.

The other of these larger parks consists of two ovals located on the western side of Captain Cook Crescent (Section 42), next to the ACT Rugby Club (the ACT Brumbies train on this oval). In this Section, there is also a Guide Hall, tennis courts and bowling club. There are also barbecues, play equipment facilities and public toilets available. The stormwater detention basin is located in this park. These two larger park areas are mostly accessed by the residents living in Griffith and Red Hill to the western side of Captain Cook Crescent. However, these open spaces are used primarily by sporting clubs.

There are two heritage listed playing fields within Griffith. Manuka Oval is a significant heritage site and provides modern amenities for players, spectators and media, enabling it to effectively host major sporting events, particularly cricket and AFL. It has served Canberra for about 75 years. It has played host to a number of very significant events, including the Prime Minister's XI versus the ATSIC Chairman's XI and many other sides. The Kingston Sports Ground is located to the north of Canberra Avenue between Dawes Street and Cunningham Street, and is used by sports clubs and schools.

Future Character

The Griffith Neighbourhood Plan proposes the retention of all Urban Open Space. In addition, the Neighbourhood Plan recommends an increase in the amount of designated Urban Open Space on Section 78 (see Drawing 2 - Griffith Central Area concept sketch for more details). This central area of open space will continue to provide the community with the space for a range of informal recreational, sporting and community activities. The green space view corridor associated with Favenc Circle and Throsby Circuit could be linked with appropriate tree plantings. Throsby Park will remain as an important local park asset, providing a playground and peaceful, landscaped recreational space. The installation of vehicle barriers at appropriate locations to prevent uncontrolled vehicular access to open space in Section 78 could be investigated.

The Neighbourhood Plan recommends that Griffith Urban Open Spaces in the future will be better augmented with elements such as seating, lighting (for safety and orientation) and footpaths to ensure that they continue to serve the community well. The design of all street furniture elements will respect the original designs. The Urban Open Spaces will also be planted with a more diverse range of indigenous and native vegetation to maximise Griffith's contribution to the biodiversity of the city. High-quality landscaping, including the careful selection of appropriate tree species, will knit together the areas of Urban Open Space and help link the various parts of Griffith together. All new plantings and upgrading works will respect the heritage of existing trees. Playgrounds suitable for children's play will be available. Accessibility for all, particularly those with special mobility needs, will be made a priority.

Strategies for the future of the Urban Open Space

Key Strategy:

- Redevelopment will not encroach on areas designated as Urban Open Space under the Territory Plan.

General Strategies:

- Maintain and enhance the quality of Griffith's Urban Open Spaces.
- Emphasise existing view corridors to Black Mountain, new Parliament House, Mount Ainslie, Red Hill and the hills east of Canberra by ensuring new buildings respond to the views that are currently afforded from various vantage points in the neighbourhood.
- Maximise visual relationships between residential areas and Urban Open Space.
- Create a friendly and useable environment by providing Urban Open Spaces with appropriate assets such as seating and lighting.
- Enhance biodiversity by planting appropriate species and creating diverse habitats on appropriate Urban Open Spaces. Consideration will need to be given to the ACT Government's Strategic Fire Management Plan.
- Encourage wildlife into the suburb by providing suitable habitats where appropriate.
- Use a coordinated suite of facilities and installations, such as barbecue, seats and lighting, to create cohesive Urban Open Space. Consideration will need to be given to the ACT Government's Graffiti Management Strategy.



The park inside Griffith's Favenc Circle

Community Facilities

Current Character

Community Facility land-use makes provision for the health, educational, intellectual, religious, cultural and welfare needs of the ACT community. Griffith has a variety of community facilities available. The following is a list of the key community resources in Griffith. It is not an exhaustive list and is included here to demonstrate the diversity of such resources available in the Griffith neighbourhood. The range of facilities include: the Griffith Library; community meeting rooms and hall; preschool (Bannister Gardens Preschool); art/craft galleries (eg the Chapman Gallery, Hugo Galleries); aged persons independent living units (eg Bishopsbourne Court and Olivewood Court Aged Persons Units); public housing (eg Yanga Court, Stuart Flats, Griffith Flats); a number of clubs (eg the Canberra Services Club); Manuka Pool, a highly valued swimming pool with its art deco architecture; sporting clubs and facilities (eg the Amateur Sports Club, Eastlake Football Club, Canberra South Bowling Club); secondary colleges (St Edmund's, St Clare's); a church (St Paul's Anglican Church); and a number of privately run medical surgeries/clinical rooms.



Griffith Library

Within Griffith, there are a number of sites of heritage significance and are protected by their inclusion on the Register of the National Estate and/or the ACT Heritage Places Register.

Places on the Register of the National Estate are:

- Manuka Swimming Pool and associated buildings (Registered);
- Manuka Oval Precinct (Registered); and
- Curators Cottage, Manuka Oval (Indicative Place).

For a detailed listing (and regular updated record) of the places on the Register of the National Estate, please refer to the Australian Heritage Council (Commonwealth Government) website at <http://www.ahc.gov.au/register/index.html>

The Manuka Swimming Pool is included in the ACT Heritage Places Register (Appendix V of the Territory Plan). The Canberra Services Club is gazetted to an Interim Heritage Places Register. For a detailed listing (regularly updated record) of the heritage places, please refer to the ACT Heritage Places listing, ACT Heritage Council website, at: <http://www.environment.act.gov.au/heritage/heritagelist.html>.

Future Character

The Griffith Central Area (Section 78) will continue to serve the needs of the local neighbourhood as well as the South Canberra district, incorporating commercial, community (library, hall, aged persons accommodation), and well-utilised open space.

In time a purpose built library, possibly incorporating a range of community uses, could be located on a site adjacent the Griffith Local Centre and the former O'Connell Education Centre (adjacent Block 27). The future library would provide adequate parking and contain an active frontage to the open space, with views of the open space. The former Griffith Primary School will be retained for community use including accommodation for community organisations, community meeting rooms and activity spaces. Retention of the site as a multi-use community facility will ensure and retain the flexibility of the site to meet future community needs, which may include a community meeting hall, arts/cultural facilities, senior citizen's centre and health centre.

The former O'Connell Education Centre and its associated car parks has been earmarked for aged persons accommodation that may include supportive housing. Any new development will respect and relate with the open space. The new development will respect the existing landscape-dominated open space on the corner of Stuart Street and Blaxland Crescent. Significant trees will be incorporated into the design of the new facility. Parking and access requirements will be accommodated for within the site boundary. The remaining area of Section 78 Block 42 will be formalised as Urban Open Space by a variation to the Territory Plan. (For more information refer Drawing 2 - Griffith Central Area concept sketch.)

Any redevelopment on Community Facility land will be a maximum of two storeys (within 30 metres from blocks in residential Land Use Policy areas) with a range of landscaped spaces. The design and layout of any new buildings in the central area will respect Griffith's existing garden suburb character and the design qualities of the surrounding original development.

Opportunities to provide more secure and convenient parking arrangements for the residents of Bishopsbourne Court aged persons' complex could be investigated.

The Neighbourhood Plan supports the proposal by the Canberra Services Club to create a heritage precinct in Section 15, incorporating Manuka Park and environs.

Strategies for the future of the Community Facilities

Key Strategies:

- Retain the integrity of land defined under the Territory Plan as Community Facility.
- Ensure that adequate Community Facility land is available for the needs of current and future residents.

General Strategies:

- Allow for the increased use and development of adaptable buildings that meet current needs and can adapt for the changing needs of the future.
- Support the provision of a range of aged care facilities to meet the needs of a diverse community.
- Any redevelopment on Community Facility land should respect the landscape qualities of the area.
- Encourage a diversity of community uses on the larger areas of Community Facility land.
- Retain significant trees on Community Facility land.

Movement Networks

Current Situation

Griffith's movement networks comprise of footpaths and laneways, bicycle paths, roads and public transport routes (bus). The suburb is well provided for in terms of footpaths. However, many are in need of some repair due to their age and the effects of tree roots. Street trees, whilst providing important visual amenity, can reduce the effectiveness of facilities such as street lighting and signage; they can also damage footpaths.

One dedicated bicycle path passes through Griffith along Captain Cook Crescent and Flinders Way, right up to Mugga Way – giving access to Lake Burley Griffin, Kingston and Fyshwick, also to Commonwealth Avenue Bridge towards Civic and the suburbs north of the lake. It also links to Kings Avenue Bridge, Russell offices and the airport. There is also an extensive network of narrower paths that bound the suburb of Griffith (Sturt Avenue, McMillan Crescent, Canberra Avenue, Captain Cook Crescent, La Perouse Street, Bremer Street, Monaro Crescent) and the central area around the Griffith Local Centre (eg Blaxland Crescent/Throsby Crescent).



Laneway access to shops and bus routes

Griffith's street layout is unique and was designed by Walter Burley Griffin in 1918. It is composed of both rectangular grid-like sections and also several curvilinear crescents often associated with the Garden City Movement. Most of Griffith's streets were aligned to take advantage of distant vistas and the layout of the suburb is one of the best examples in Canberra of this important garden city planning principle. Meehan, Bannister, Wells and Bass Gardens and Favenc Circle are focused on a central park. Similarly, the area of Griffith and the adjacent suburb of Narrabundah bounded by Captain Cook Crescent, Canberra Avenue and Sturt Avenue is focussed on the central area of Section 78.

In some areas of Griffith the road pattern is determined by the topography with contour controlled alignment on undulating terrain. There is a street hierarchy of 'access roads' servicing the subdivisions, connecting to 'collector streets' such as Flinders Way, Stuart Street, Carnegie Crescent and Monaro Crescent that in turn feed traffic into the major arterial roads such as Canberra Avenue and Manuka Circle. 'Collector streets' by design collect vehicles from nearby local streets and are often used by buses.

The neighbourhood is serviced by public transport, with two bus services that travel through the suburb. On route, there are numerous bus stops. One bus travels between Watson and Symonston, passing through Hackett, Watson, Dickson, Braddon, Civic, Parkes, Forrest, Kingston, Griffith, Red Hill and on to Symonston. When travelling through Griffith, it goes down Canberra Avenue, along Captain Cook Crescent, Bremer Street and La Perouse Street.

The other bus service travels between Dickson and Woden, via Watson, Hackett, Ainslie, Braddon, Reid, Russell, Barton, Kingston, Forrest, Griffith, Narrabundah, Red Hill, Garran and then Woden. While passing through Griffith, it travels past Manuka Plaza, briefly down Captain Cook Crescent and into Stuart Street, going past the Griffith shops before it enters Narrabundah.

Future Situation

Griffith in the future will continue to offer a diverse range of accessible transport options, including car-based travel, public transport, cycle routes, pedestrian footpaths and laneways. In general, roads will be free of through traffic originating from adjacent neighbourhoods. Any traffic calming measures placed in the suburb will respect, rather than dominate, the existing streetscapes and vistas along the streets. Residential redevelopment will take advantage of Griffith's bus routes and stops, particularly those closest to the Manuka Group Centre. For commuting cyclists, Griffith will have connections to routes to Civic, Fyshwick, and Woden.

Griffith's footpaths and laneways will be well maintained, linking the suburban areas with Urban Open Spaces and the Griffith Local Centre, community facilities as well as the surrounding neighbourhoods. People will be able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.

Strategies for the future of Griffith's Movement Networks

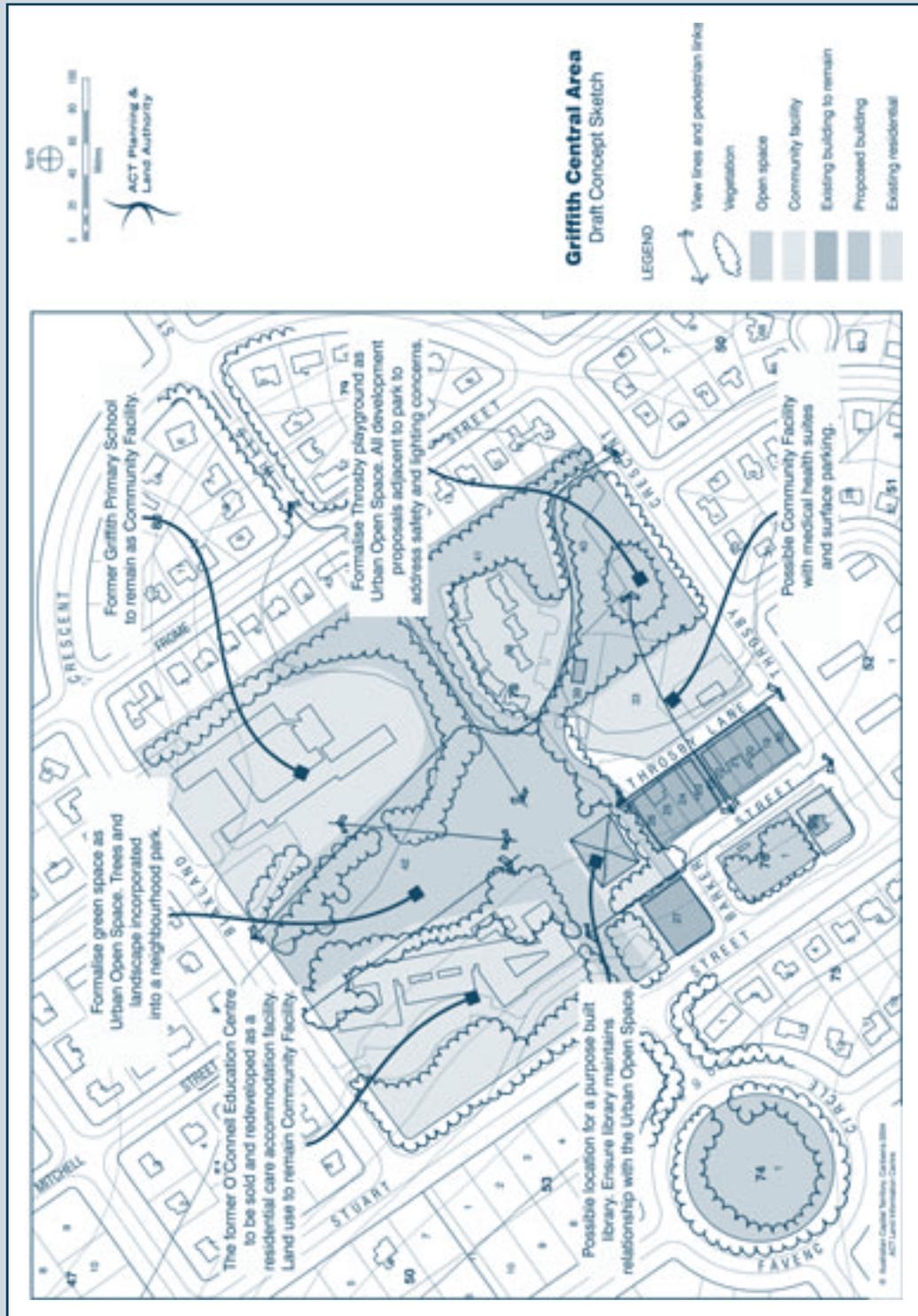
Key Strategy:

- Provide a diversity of accessible transport options.

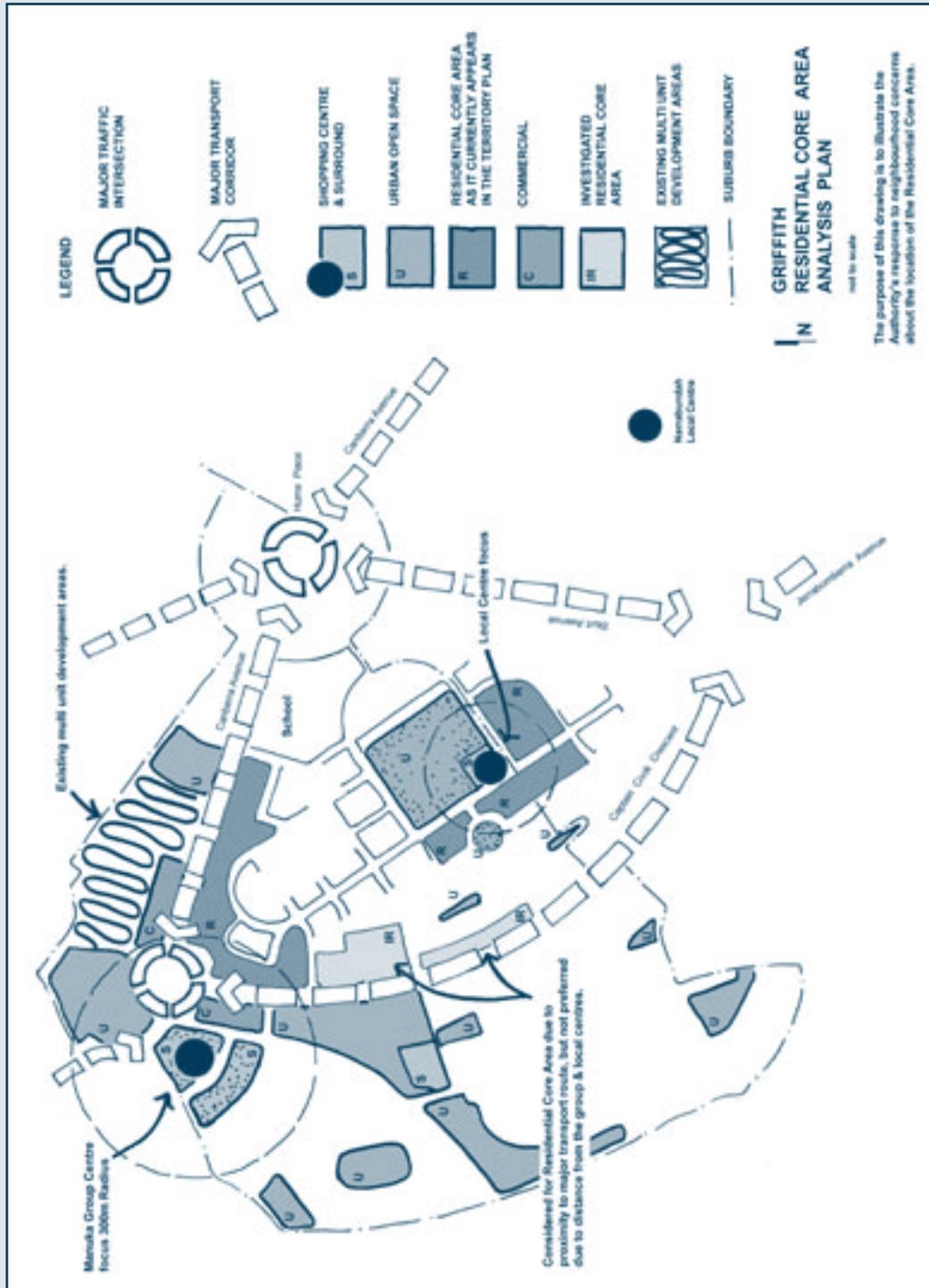
General Strategies:

- Prioritise the needs of pedestrians and cyclists.
- Discourage through traffic.
- Provide appropriate levels of lighting for pedestrians and vehicles and safe routes of travel for pedestrians, cyclists and motor vehicles; provide an accessible route of travel to accommodate those with special mobility needs.
- Promote and support the use of public transport.
- Provide appropriate lighting and footpaths.
- Provide a safe and accessible route of travel for residents to facilities.
- Ensure any traffic problems are not exacerbated by the implementation of Residential Core Area and Urban Housing policies.
- Provide safe and convenient pedestrian access to Canberra Avenue and Manuka Group Centre and Griffith Local Centre.

Drawing 2 – Griffith Central Area concept sketch



Drawing 3 – Residential Core Area analysis



How the Neighbourhood Plan will be implemented

The Griffith Neighbourhood Plan recommends the implementation of the following key actions:

- **Key Action:** The ACT Planning and Land Authority to undertake the process of **varying the Territory Plan to adjust the Residential Core Area** as per Drawing 2 – Griffith in the Future.
- **Key Action:** The ACT Planning and Land Authority to pursue varying the **Territory Plan for the Griffith Central Area** (see Drawing 2 – Griffith Central Area concept sketch and Drawing 4 – Griffith in the Future) so that:
 - The majority of open space is designated Urban Open Space;
 - The area adjacent the Local Centre is retained as Community Facility to allow for a future purpose built library site;
 - The former O'Connell Education Centre site is retained as a Community Facility to allow for aged persons accommodation; and
 - The former Primary School site continues as Community Facility to allow for community uses including accommodation for community organisations and community meeting rooms.

Key Action: The ACT Planning and Land Authority to undertake a **change of use planning study for Section 78** Blocks 33,34,39 and 40 to investigate:

- The area commonly known as Throsby Park being formalised as Urban Open Space; and
- The area behind the Griffith Local Centre being designated Community Facility to allow for future community meeting rooms, offices and/or health facilities.

Key Action: The ACT Planning and Land Authority to **address heritage and character concerns** by:

- Formally referring community concerns regarding public realm (block boundary to the street, including street trees, verges and footpaths) to Canberra Urban Parks and Places;
- Formally referring community concerns about heritage aspects and qualities of Griffith to the ACT Heritage Council; and
- Assessing how existing codes and guidelines address previous planning guidelines, specifically Areas of Territorial Significance.

- **Key Action:** In due course and should funding become available, the ACT Planning and Land Authority to **review the schedule of significant streetscapes** nominated in the Development Application Process Guidelines, place the revised schedule on the ACT Planning and Land Authority's website and revise references in the Development Application process booklets.
- **Key Action:** The ACT Planning and Land Authority to prepare a **companion guideline document** to the Good Design guideline series, to provide direction for the developer, the community and the development assessment officers, as to what will be sympathetic and complementary design for the type of development permitted to occur within **Residential Core Areas (A10)**.
- **Key Action:** In due course and should funding become available, Roads ACT to undertake a **Local Area Traffic Management Study** for Griffith. Scope of works to include an investigation of traffic calming on Flinders Way, Stuart, Lefroy, Lockyer and Barrallier Streets, Carnegie and Monaro Crescents.
- **Key Action:** In due course and should funding become available, Roads ACT and Canberra Urban Parks and Places to **develop network plans for cycle and pedestrian paths and street lighting**. Scope of works to include investigation of the conflict between assets (e.g. lighting and pavement) and street trees and how to ensure people are able to move through the suburb safely and easily, enjoying the benefits of mature street trees on verges as well as good lighting and pathways free from hazard.

How the Neighbourhood Plan will be reviewed

A major and comprehensive review of the Griffith Neighbourhood Plan will be conducted seven (7) years after the Plan has been placed on the ACT Planning and Land Authority's Register of Planning Guidelines. The review process will seek to ensure that the Griffith Neighbourhood Plan remains responsive to the changing physical, social, environmental and demographic characteristics of the neighbourhood. The review process is critical, as the development of the neighbourhood needs to remain consistent with the vision and strategies set out in this Plan and *The Canberra Spatial Plan*. Minor reviews will be conducted prior to the seven-year time frame, although this will be dependent on major changes in policy framework and will only be conducted by an agreed process.

For more information visit the ACT Planning and Land Authority.

Website: <http://www.actpla.act.gov.au>

Email: neighbourhoodplanning@act.gov.au

Phone: 02 6205 0087

Summary reports are available for each of the activities undertaken in order to develop this Neighbourhood Plan – they are available on the ACT Planning and Land Authority's website or by telephoning 6205 0087.

Documents relevant to the Griffith Neighbourhood Plan include, but are not limited to, the following:

- The Territory Plan (updated regularly)
- The National Capital Plan
- The Canberra Plan (2004)
- The Canberra Spatial Plan (2004)
- The Sustainable Transport Plan (2004)
- The Guide to Good Design (2004)
- The Sustainability Guide (2004)
- The Forrest Neighbourhood Plan (2004)
- The Red Hill Neighbourhood Plan (2004)
- The Narrabundah Neighbourhood Plan (2004)
- People, Place and Prosperity: A Policy for Sustainability in the ACT (2003)
- Safe Routes Pilot Study (2001)
- ACT Parking and Vehicular Access Guidelines (2000)
- ACT Crime Prevention and Urban Design Resource Manual (2000)
- Canberra Bicycle 2000 - A Bicycle Strategy for the ACT

Drawing 4 – Griffith in the future



