

Griffith/Narrabundah Community Association Inc.

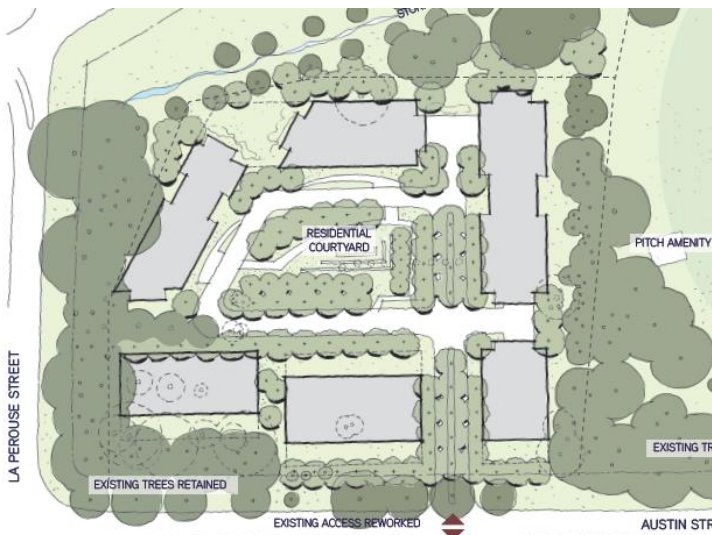
NEWSLETTER Vol 26 November 2011

Come to our AGM at 6.30 pm Thursday, 24 November
Eastlake Football Club, Oxley St, Kingston

What's making News?

The Brumbies

Would you support the construction of 150 apartments on this site?



Block 15 Section 42	Suburban residential RZ1
Urban Open Space PRZ1	Suburban Core RZ2

Design concept for proposed residential complex on Block 15 Section 42 (above). The plot ratio will be 80%.

ACTPLA is proposing Draft Variation 307 to the Territory Plan to rezone Block 15 Section 42 Griffith, to allow construction of 150 units on the site. This will require a change of zoning from CZ6, **Leisure and Accommodation** to RZ4 **Medium Density Residential Zone** allowing buildings up to 3 storeys with attics and basements. Any change to the Territory Plan should lead to improvements in the lifestyle of Canberrans, but this proposal has nothing to do with good planning. It has been proposed “to ensure the long-term viability of the Brumbies in the ACT.”

The Brumbies have applied to change the Concessional Lease, and have valued the land at \$280,000 for this purpose.

The present situation

- The Legislative Assembly's Standing Committee on Planning, Public Works and Territory and Municipal Services is currently considering the Brumbies' proposal to have the land rezoned for apartment building. Members of the Committee are: Mary Porter AM (Chair), Caroline Le Couteur (Deputy Chair), Alistair Coe (Member). See: <http://www.parliament.act.gov.au/committees/index1.asp?committee=113&inquiry=1019> for more.
- ACTPLA is considering the Brumbies Development Application to buy-out their Concessional Lease for \$280,000 so it can be re-zoned for RZ4 for medium density residential building.

What has the GNCA done?

- We made submissions opposing DV 307. We lodged an objection to the application to deconcessionalise the current lease held by the Brumbies. We will be making a submission to the Standing Committee and expect to appear before it in December.

What can you do to make a difference?

Write to members of the Committee; talk to members of the Committee; write to the Planning Minister, Simon Corbell and write letters to the press.

We urge you to take this opportunity to tell the government what you think of this proposal. It's time to stop *ad hoc* piece-meal planning in our suburbs, driven solely by short term profits.

Draft Variation 306

DV 306 to the Territory Plan proposes changes to the rules governing residential development in the ACT. GNCA has serious concerns about some of these proposals and made 20 recommendations for changes to the draft. These included: making the Territory Plan easier to use; restoring Neighborhood Plans; revising Plot Ratios, Set-Backs and height specifications to ensure that blocks are not over-developed; strengthening the provisions relating to the removal of concessional status under the Lease Variation General Code; revising the planning zone objectives to improve the clarity of what can be built in each zone; and changing the planning procedures so that adjacent neighbours are advised and have an opportunity to comment on all development applications. At present the house next door could be bulldozed and there may be no requirement for any consultation. DV 306 is likely to be considered by the Standing Committee on Planning and the GNCA will seek the opportunity to appear before that committee.

Draft ACT Planning Strategy

A new Draft ACT Planning Strategy was launched by the Government in October 2011. The Strategy aims to cope with the additional 65,000 new dwellings expected in the ACT between now and 2030. It is therefore significant in setting revised planning directions for the future. At this stage, GNCA is still examining the proposals and their implications for the Inner South and Griffith/Narrabundah in particular. Comments on the Strategy close on 18 December 2011. GNCA intends to make a submission. You can find all the documentation at <http://timetotalk.act.gov.au/time-to-talk/planning/>. Please let us have your views.

Transport for Canberra

The ACT Government has released its draft *Transport for Canberra* policy for public comment. The main emphasis is on improving, over time, the frequency of bus services on major routes and encouraging much more "active travel" (*i.e.* cycling and walking). Improvement of public transport is being closely linked with urban intensification and especially much denser development along major routes. The Transport Strategy is closely linked to the changes being proposed in the new draft Planning Strategy. Comments are invited before 11 November 2011. See the website: http://www.environment.act.gov.au/transport_and_planning for more information.

Baptist Community Services 160 bed residential aged care facility

The ACT Civil and Administrative Tribunal gave approval for the Baptist Community Services to go ahead, with minor modifications involving noise, car parking and tree management, in respect of GNCA v ACTPLA appeal, to construct the above facility. Approval was given primarily because, although the complex is described as a 'residential care facility,' it was deemed that residential plot ratios for the development need not apply.

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

PLEASE PRINT CLEARLY

Name: _____ Membership Fee / Donation: \$ _____

Full Address: _____ (Amount Enclosed - \$10 Min for Financial Membership)

_____ Post Code: _____ Phone: _____

Signature: _____ Date: _____ Email: _____